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# ANSLEY WILCOX HOUSE

Theodore Roosevelt Inaugural  
National Historic Site  
Buffalo, Erie County, New York




Historic Structure Report

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# ANSLEY WILCOX HOUSE

## HISTORIC STRUCTURE REPORT

Theodore Roosevelt Inaugural  
National Historic Site  
Buffalo, New York

By  
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# EXECUTIVE SUMMARY

## Task Directive

This historic structure report (HSR) has been produced by the Historic Architecture Program (HAP) of the Northeast Regional Office (NER), National Park Service (NPS). Its purpose is to support design and legal compliance requirements related to treatment and use of the Ansley Wilcox House, as authorized in the Master Plan (1967) and Master Plan Amendment (2005) for the Theodore Roosevelt Inaugural National Historic Site (NHS).

As stated in the task directive, the principle objective of this study is to “inform the design of an addition to the Wilcox House and the rehabilitation of the historic structure.”<sup>1</sup> Recognizing the longstanding local antiquarian interest attached to the house, an additional objective stated in the directive is: “to aid interpretation...assisting understanding of the significance of the architectural fabric.”

## Research Methodology

Documentary research for this report was undertaken in keeping with a “thorough level of investigation” as defined by the National Park Service’s *NPS- 28: Cultural Resource Management Guideline (D.O. 28)*. Physical investigations were undertaken in keeping with a “limited level of investigation.” This involved review of published sources and copies of primary source materials assembled in curatorial files over the past 30 years by the Research Committee of the Theodore Roosevelt Inaugural Site Foundation, and correlating this information with nondestructive physical investigations. Public records – including deeds, local directories, and federal census data – were consulted in order to clarify the property’s general history of occupancy and use. Research related more closely to the house’s national significance as the setting of the Roosevelt inauguration was conducted, in the form of examination of the 1896 architectural drawings and specifications of architect George Cary at the Buffalo and Erie County Historical Society. In addition, considerable time was spent studying architectural drawings prepared in conjunction with the 1938 restaurant conversion, and the building’s restoration and rehabilitation in 1971, correlating information from these sources with physical investigations and other documentary sources.

This approach was far from an exhaustive investigation, and it has left unanswered certain questions related to the origin of the early structure now incorporated into the west front of the Wilcox House. It has also not addressed the rich social history associated with the property or

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<sup>1</sup> National Park Service, Project Management Information System (PMIS) Statement #75643 – “Update Historic Structure Report with Cultural Landscape Component for Ansley Wilcox House,” June 25, 1999.

building elements that were removed and lost over the course of its long and complex history. After guiding the anticipated rehabilitation and restoration work, the second objective of this study was to organize and expand on the body of existing research. It is hoped that this report introduces new material and new perspectives on local tradition, and that it will create a framework and stimulus for further research and enhanced interpretation.

## Major Research Findings

The Ansley Wilcox House is the product of a long and complex developmental history marked by spirited local civic interest. In assessing its significance, one particular challenge has been to understand the role of its local history in shaping the unique setting of the singular event that warranted its designation as a National Historic Site. That event was, of course, the inauguration of Theodore Roosevelt as 26<sup>th</sup> President of the United States – an event that took place in the library of the Wilcox House on September 14, 1901, following the assassination of President William McKinley nearby on the grounds of the Pan- American Exhibition. While this challenge clearly exceeds the scope of the present study, it has frequently directed and informed investigations.

Investigations into the structure's early history have revealed that, while the famous but short-lived Buffalo Barracks were planned and constructed expressly as temporary buildings, the early structure that is now incorporated into the west end of the Wilcox House clearly was not. Though unconfirmed by documentary evidence, this structure's substantial stone foundations, brick walls with stone trim, ample proportions, and multiple chimneys suggest a link to the ambitious speculative building campaign of Benjamin Rathbun, who owned the property in 1835- 1836. Rathbun is widely recognized as a moving spirit behind the rise and fall of Buffalo real estate values and the financial panic of 1837. Further investigation of his activities related to this property may be crucial to understanding the significance of this structure prior to its rebirth as a focal point of the Buffalo Barracks.

A letter written by Helen Chapman, an occupant of the house in 1840, provides a first- hand physical description of the structure during the Buffalo Barracks period, corroborating later reminiscences by Martha Fitch Poole. After the removal of the Buffalo Barracks in 1847, a city map and directory listings from 1849- 1856 indicate that the structure was given new life as an elegant home. Joseph Masten built new service additions facing west and carved a broad front lawn out of the former military parade ground to the east, then made the property his residence and named it "Chestnut Lawn." It seems that it was not until after the Civil War, however, that the architectural ambitions of the 1830s were finally realized, when Albert Laning reoriented the structure to face Delaware Avenue and constructed its signature late Greek- Revival style west portico with Italianate embellishments.

While the elaborate east addition designed by architect George Cary in 1896 is well documented, physical investigations and documentary research suggest that the Wilcoxes undertook at least two prior remodelings. The alterations that established the appearance of the library in which Theodore Roosevelt took the oath of office were undertaken circa 1885, possibly in conjunction with a larger redecoration of the first story. The design of the Wilcox library bears little resemblance to the academic style of George Cary. In fact, Cary was a student

in New York and Paris at the time, although he maintained a residential listing in the local directory. The style and execution of the Wilcox library may well be the work of one of the fashionable decorating firms that were active in Buffalo during the mid- 1880s.

Cary made his first mark on the property in 1892, with an elaborate second- story oriel window. Overlooking the south lawn, this window may have been part of a larger remodeling of the second story. This 1892 oriel window and the earlier bay window of the library have frequently been confused.<sup>2</sup> While the date of the library window is established by map evidence, its attribution to a designer other than Cary is based on comparative stylistic analysis and circumstantial evidence. On the other hand, the second- story oriel window, which no longer exists, is documented by two of Cary's detailed architectural drawings at the Buffalo and Erie County Historical Society, as well as a rare photograph of the property dated prior to 1896.

## Recommendations for Treatment and Use

This report includes recommendations in accordance with approved planning documents and the *Secretary of the Interior's Standards for Treatment of Historic Properties*. Restoration standards are applied to areas specifically authorized for restoration treatment. Rehabilitation standards are applied to the balance of the building, addressing site conditions, missing historic features, later alterations, and adaptive use. The following discussion summarizes the recommendations provided.

### *Exterior Elements*

#### West (Delaware Avenue) Façade

Documentary and physical investigations indicate that the west elevation is fully restored to its 1901 appearance. It retains its immediate landscape setting of terraced lawns and axial walkway, and continues to present a commanding presence on Delaware Avenue.

#### South Elevation

Documentary and physical investigations indicate that the 1901 fabric of the south elevation is largely intact, with a number of isolated missing historic features and post- 1901 alterations. Its overall appearance, however, is compromised by a commercial building located on the south lawn.

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<sup>2</sup> *A Master Plan for Ansley Wilcox House National Historic Site, Buffalo, New York* (U.S. Department of the Interior, NPS, Approved Sept. 18, 1967), pp. 4- 5; and Susan R. Slade, *Historic American Buildings Survey, Ansley Wilcox House (Theodore Roosevelt Inaugural National Historic Site)*, (HABS No. NY- 5610, 1973), p. 4.



## North Elevation

Documentary and physical investigations indicate that the 1901 fabric of the north elevation is largely intact, with a number of missing historic features and post- 1901 alterations. Its overall appearance, however, is compromised by the missing carriage house, which enclosed the north entrance yard and framed the view of the main house from the northwest. It is anticipated that construction of the proposed addition will mitigate this compromise.

## East Elevation

Documentary and physical investigations indicate that the east elevation is largely intact, with post- 1901 alterations. This elevation originally faced a laundry yard and was not visible to the public. Visibility has increased, due to the visitor parking lot to the east, and it will continue to do so after the construction of the proposed addition.

## *Interior Elements*

### Basement

#### *Original Structure (Rooms 001a, b and c)*

The historic fabric of this space is fragmented by a history of extensive alterations, but retains important evidence related to the early history and evolutionary development of the original building. A number of deteriorated conditions in this space should be stabilized and repaired.

#### *1896 East Addition (Rooms 002 – 011)*

Though compromised by missing historic features and later alterations, these spaces retain important evidence related to the original architecture and domestic functions of the Wilcox household.

## First Story

#### *Room 101 (Vestibule)*

Though not so stated in the 1967 Master Plan, this room is related to the Front Hall (room 102). Because of its high visibility and integrity, it is recommended that it be treated as a restored room.

#### *Room 102 (Front Hall)*

Based on limited evidence, the 1969 HSR recommended “conjectural restoration” as the only feasible restoration approach. This was substantially completed in 1971 and updated in 2005.

### *Room 103 (Double Parlor – Exhibit Room)*

The 1967 Master Plan recommended “partial restoration and rehabilitation of the reception parlor to provide a setting for exhibits.” This has not yet been accomplished, and recommendations are provided to address missing historic features and adaptive use.

### *Rooms 104 and 107 (Library and Living/Morning Rooms)*

These rooms were restored in 1971 and have been periodically reviewed and updated. Recommendations related to additional details are provided.

### *Room 105, 105a, and 106 (Back Hall, North Staircase, and Side Hall)*

These are major visitor circulation areas adjoining restored rooms. The 1971 alterations diminished historic character by blurring the separation between service and family areas, and by causing the loss of significant features. Recommendations are made to address missing features, adaptive use, and post- 1901 alterations.

### *Room 108 (Dining Room)*

This room adjoins the restored rooms and retains a high level of architectural integrity and public visibility. Recommendations to address post- 1901 alterations and details are provided.

### *Rooms 109, 110, 111, and 112*

These rooms encompass the 1896 Servant’s Hall, Kitchen, and pantries, and were extensively altered for adaptive use in 1971. Minor recommendations to protect historic fabric are provided.

### *Rooms 113, 114, and 115*

These rooms are located within the 1938 north addition, which is nonhistoric and remote from the restored rooms in the historic structure. As recommended in the 1967 Master Plan, these spaces may be retained and altered as required, or may be removed in conjunction with the proposed addition.



## Second Story

### *Rooms 201 and 202b (Second- Story Stair Hall and West Gallery)*

The Second- Story Stair Hall is a nonhistoric frame partition surrounding the upper level of the partially restored main staircase. This space presently serves as a storage closet, and detracts from the character of the property and the setting of the Roosevelt inaugural. It also interferes with use of the stairway. Recommendations are provided to address missing historic features and adaptive use.

### *Rooms 202a and 202c (North and South Galleries)*

Though physical evidence of former bedrooms and bathrooms survives in this space, the developmental history of these rooms and their appearance in 1901 remains unclear. The 1938 structural beams and columns protrude into these spaces, interfering with earlier features.

### *Room 203 (Second- Story Back Hall)*

The Second- Story Back Hall is related to a complicated combination of administrative, support, and gallery spaces, including a furnished restored room. It also adjoins the main staircase, whose treatment is unresolved. Recommendations are provided to address missing historic features, post- 1901 alterations, and adaptive use.

### *Rooms 205, 207, and 208*

These rooms retain a high level of integrity, but are remote from visitor areas and adjacent to administrative and support functions. Room 207 is currently furnished in a conjectural period style, and has a strong local following interested in local history and costume and decorative arts. Alterations or additions in these rooms should be avoided if possible. Recommendations are provided to address missing features.

### *Rooms 204 and 206*

These spaces were originally bathrooms, but they have been extensively altered for adaptive use.

### *Room 209*

This space originally encompassed an anteroom, a dressing room, and a sewing room. The dividing partitions are now missing. Recommendations are provided to address missing features, post- 1901 alterations, and adaptive use.

## Third Story (Attic)

### *Original Structure and 1896 Addition (Rooms 301 – 312)*

The third story contains servants' quarters and support spaces associated with the early history of the original structure and the Wilcox household. These spaces are substantially intact and retain a moderate level of integrity. Recommendations are provided to address missing features and adaptive use.

## *The Proposed Addition*

The proposed addition should be designed in accordance with *U.S. Secretary of the Interior's Standards for Rehabilitation*, with strict adherence particularly to the following standards:

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## *Accessibility*

The Wilcox House is subject to compliance with the Architectural Barriers Act (ABA) of 1968 and the Americans with Disabilities Act (ADA) of 1990. The required "standards for compliance" with these mandates is the *Architectural Barriers Act Accessibility Standard (ABAAS)*, which were adopted by the General Services Administration in 2005 and were effective beginning May 8, 2006. This standard is available on-line at [www.access-board.gov](http://www.access-board.gov). In particular, ABAAS Section F202.5 – "Alterations to Qualified Historic Buildings and Facilities" applies to the Wilcox House.

It is recommended that vertical accessibility to the basement, first, and second stories be provided by an elevator within the proposed addition, rather than in the historic structure, and that public access to the third story and basement of the original structure be restricted.

## *Further Documentary Research and Physical Investigation*

### **Routine Maintenance**

Maintenance and repair work should include the concurrent investigation of adjacent historic fabric, and all physical evidence of earlier features should be recorded by a historical architect or architectural conservator.

### **Future Documentary Research**

In order to clarify the complex developmental history of the original structure, and to more accurately depict the setting of the Roosevelt inauguration, additional documentary research is recommended. Recommendations are provided.

### **Future Physical Investigations**

The complex developmental history of the original structure should be clarified by additional physical investigations, and comparative data analysis should be incorporated into the developmental history. Recommendations are provided.

# ADMINISTRATIVE DATA

## Names, Numbers, and Locational Data

Park Name:	Theodore Roosevelt Inaugural National Historic Site
Park Organization Code:	1960
Park Alpha Code:	THRI
Structure Location:	641 Delaware Avenue Buffalo, Erie County New York 14202
Park Structure Number:	HS- 1
List of Classified Structures:	LCS ID #022696
NPS Significance Category:	CATEGORY 1A – “individual structures that possess... national significance by act of Congress or Executive Order”
NPS Management Category:	CATEGORY A – “must be preserved and maintained”
National Register of Historic Places:	NRIS #66000516
Historic American Building Survey:	HABS #NY- 5610

# Cultural Resource Data

On November 2, 1966, the Ansley Wilcox House was listed on the National Register of Historic Places. National Register (NR) documents state that the property's historical significance is derived from association with events surrounding the inauguration of President Theodore Roosevelt, which took place in the house on September 14, 1901. The property's period of national significance is thus circa 1901, corresponding with *NR Criterion A – Significant Events*, and *Criterion B – Notable Persons*. National Register documents also discuss local significance stemming from the property's association with distinguished local figures Ansley and Mary Grace Wilcox, and from the architecture of the house. This indicates a broader period for local historical significance, extending from the initial construction of the building until Mrs. Wilcox's death in 1933, corresponding with *NR Criterion B – Notable Persons*, and *Criterion C – Architecture*.

Also on November 2, 1966, an Act of Congress authorized the U.S. Secretary of the Interior to acquire the Wilcox House, with provisions for its operation and maintenance as a national historic site for the inspiration and benefit of the people of the United States. Specifically, the act stated that the Wilcox House:

...is of national historic significance as the place in which Theodore Roosevelt took the oath of office as President of the United States on September 14, 1901, following the assassination of President William McKinley.<sup>3</sup>

This authorization was contingent upon the commitment of private funds to complete the restoration of the property and operate and maintain it for the public benefit. Thus – despite the fact that the property was deeded to the United States of America on May 23, 1969 – initial rehabilitation during the 1970s and subsequent operation and maintenance was accomplished through a cooperative agreement between the National Park Service and the private nonprofit Theodore Roosevelt Inaugural Site Foundation (TRISF).

In 1980 the park enabling legislation was amended to officially designate the name of the site as the “Theodore Roosevelt Inaugural National Historic Site.” Provision was also made that the property “shall be administered by the Secretary of the Interior, acting through the National Park Service...,” directing that the “Department of the Interior share in any fiscal year of the annual operating costs of the Theodore Roosevelt Inaugural National Historic Site shall not exceed two- thirds of such operating cost.”<sup>4</sup>

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<sup>3</sup> Public Law 89- 708; STAT 1101. Approved Nov. 2, 1966: “An act to provide for the acquisition and preservation of the real property known as the Ansley Wilcox house in Buffalo, New York as a National Historic Site.”

<sup>4</sup> Public Law 96- 907, 94 STAT 3541, Dec. 28, 1980, Theodore Roosevelt Inaugural Historic Site.

## Related Studies

Since acquisition of the property by the United States of America, efforts involving planning, historical research, and physical investigation have been undertaken at the house, as represented in the following reports:

*A Master Plan for Ansley Wilcox House National Historic Site, Buffalo, New York.* U.S. Department of the Interior, NPS. Approved September 18, 1967 [CRBIB #010532].

*Master Plan Amendment and Environmental Assessment: Theodore Roosevelt Inaugural National Historic Site, Buffalo, New York.* Theodore Roosevelt Inaugural Site Foundation and U.S. Department of the Interior, NPS, Northeast Region. Approved June 27, 2005.

Norman M. Souder, *Historic Structures Report Part I, Ansley Wilcox House National Historic Site.* U.S. Department of the Interior, NPS, Office of Archaeology and Historic Preservation, February 1968 [CRBIB #000878].

William O. Shelgrin and Walter S. Dunn, Jr., *Historic Structure Report: Ansley Wilcox House National Historic Site Part II.* U.S. Department of the Interior, NPS Office of Archeology and Historic Preservation, November 1969 [CRBIB #000879].

Susan R. Slade, *Historic American Building Survey – Ansley Wilcox House (Theodore Roosevelt Inaugural National Historic Site),* September 1973 [HABS #NY- 5610].

“Exterior] Paint Analysis for Ansley Wilcox House.” U.S. Department of the Interior, NPS, North Atlantic Region, September 16, 1986.

David H. Wallace, *Historic Furnishings Report: The Ansley Wilcox House and Its Furnishings.* U.S. Department of the Interior, NPS, Harpers Ferry Center, WV, 1989 [CRBIB #015373].

Ryan F. Austin, “Phase 1B/2 Archaeological Site Examination: Theodore Roosevelt Inaugural National Historic Site (UB3747).” State University of New York at Buffalo, Dept. of Anthropology. *Reports of the Archaeological Survey*, Volume 37, Number 4, March 2005.



# Approved Treatment

The Master Plan for the Wilcox House National Historic Site, approved on September 18, 1967, authorizes the following:

rehabilitation of the exterior, including restoration of any portions which have undergone incompatible change...[and] restoration of the first floor library, central hall and morning room, partial restoration and rehabilitation of the reception parlor to provide a setting for exhibits....<sup>5</sup>

The Master Plan Amendment addresses facility needs related to site operations and programs that were not anticipated in 1967. This amendment was approved on June 27, 2005, with a “finding of no significant impact for the selected action (Alternative D).” This alternative proposes to construct an addition on the north side of the Wilcox House in the location of a carriage house (demolished in 1938) that stood on the property during its period of national significance. Alternative D also includes spatial reorganization, systems upgrades, and routine preservation for the Wilcox House.<sup>6</sup>

In addition, the Master Plan Amendment authorizes the acquisition of a 0.15- acre parcel of land with a commercial building at the southwest corner of the property. This building intrudes on a section of the landscape associated with the property. It also obstructs the visibility of the property from Delaware Avenue, and the daylight and views within the rooms most closely associated with the Roosevelt inauguration.

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<sup>5</sup> *Master Plan*, p. 28.

<sup>6</sup> *Master Plan Amendment and Environmental Assessment: Theodore Roosevelt Inaugural National Historic Site, Buffalo, New York* (Theodore Roosevelt Inaugural Site Foundation and U.S. Department of the Interior, NPS, June 27, 2005).

# Disposition of Research Materials

Research materials from curatorial and administrative files of the Theodore Roosevelt Inaugural National Historic Site and the Theodore Roosevelt Inaugural Site Foundation are cited in the bibliography accompanying this report, and they remain with the park and the foundation in Buffalo, NY.

Published works and primary source documents from outside institutions are cited in the bibliography accompanying this report, and they remain in their respective institutional collections. Where possible, photocopies, transcriptions, and research reports were prepared and submitted to the NHS and foundation for deposit in local research files.

Graphic documents including maps, drawings, engravings, and photographs from published sources or the collections of outside institutions have been copied, organized, and listed chronologically in this report, with information identifying the source publication or institution.

Artifacts encountered in the course of physical investigations remain in situ.

Other than artifacts, all research materials obtained in preparation of this report have been copied and incorporated into the project records of the Historic Architecture Program, Northeast Region, National Park Service, in Lowell, MA.

**PART 1.**

**DEVELOPMENTAL  
HISTORY**



# HISTORICAL BACKGROUND AND CONTEXT

## Overview

The Ansley Wilcox House is a reflection of the history and progressive ideals of 19<sup>th</sup>- century Buffalo, New York. The following section provides an overview of existing historical research augmented by selected new investigations. The purpose of this overview is to clarify the context and anecdotal detail related to the national significance of the Wilcox House as the inaugural site of Theodore Roosevelt, 26<sup>th</sup> President of the United States, on September 14, 1901.

## Walden Hill: 1809- 1847

The land on which the Wilcox house stands was a part of *Lot No. 52, Township 11, Range 8*, as purchased from the Holland Land Company by Ebenezer Walden for \$232.50 on March 1, 1809.<sup>1</sup> Situated on a hill above the villages of Buffalo and Black Rock, this lot was part of a larger district designated by the Land Company for farm lots.<sup>2</sup> (See Figure 1.01.) Lot No. 52 was bounded roughly on the north by North Street, on the south by a line approximately 690 feet south of North Street, on the east by Main Street, and on the west by the New York State Reservation Line in the vicinity of Arlington Place.<sup>3</sup> (See Figure 1.15.) Ebenezer Walden, who is celebrated in local history as the first licensed attorney and judge in Erie County, lived and worked in the village of Buffalo, but also acquired property on the hill above Buffalo and Black Rock, holding the undeveloped land without improvements until the 1830s. As a result, during the early 19th century, the area around the present Wilcox house was known as “Walden Hill.”<sup>4</sup>

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<sup>1</sup> Abstract Title Division of The Title Guarantee Company, “Abstract of Title No. 76183/12864,” Buffalo, NY, 1964; Jaeckle, Fleischmann, Kelly, Swart & Augspurger, Attorneys at Law, “Abstract & Title Search No. 30532,” Buffalo, NY, 1961; Buffalo Land Records, Deed Book 2, Page 189.

<sup>2</sup> Original records of the Holland Land Company were not reviewed in conjunction with this study.

<sup>3</sup> The deed describes the lot in English or Gunter’s Chain units totaling 47.5 acres. The southern lot line was “10 chains, 47 links” from the northern lot line (i.e., North Street). This converts to 691.02 feet. The deed description and Lot No. 52 indicated on the 1894 Atlas of the City of Buffalo are consistent.

<sup>4</sup> H. Perry Smith, ed., *History of the City of Buffalo and Erie County* (Syracuse, NY: D. Mason & Co., 1884), Vol. 2, pp. 107, 503; Robert W. Bingham, *The Cradle of the Queen City, A History of Buffalo to the Incorporation of the City* (Buffalo, NY: The Buffalo Historical Society, 1931), pp. 493- 496.



## *Ebenezer Walden*

Ebenezer Walden (1777- 1857) was born in Massachusetts and graduated from Williams College. After studying law in Oneida County, he was admitted to the New York State Bar and settled in Buffalo in 1806. There he became known as one of the distinguished early settlers of the town. Walden was elected to the New York State Legislature in 1812. During the War of 1812, when Buffalo was burned by the British, he remained to defend the village. In the aftermath, he served on a committee to appraise the war damage, and also invested in a brick-making concern to furnish more permanent materials with which to rebuild the village. In 1816, he was an incorporator and trustee of the village of Buffalo, and trustee of the Bank of Niagara, the first bank in the town. Walden was an original member of the Buffalo Harbor Company in 1819. He was appointed as the first judge in Erie County in 1823, and in 1838- 1839 he served for one year as mayor of Buffalo.<sup>5</sup>

## *Land Speculation and the Financial Panic of 1837*

Following the opening of the Erie Canal in 1825 and the incorporation of the city in 1832, the pace of land development in Buffalo accelerated, leading to rapid improvements and speculation. One object of this interest was Walden Hill. On October 8, 1835, Ebenezer Walden sold a portion of Lot No. 52 on the east side of Delaware Street, including the site of the present Wilcox house, to Alanson Palmer.<sup>6</sup> Palmer in turn sold it 16 days later to Benjamin Rathbun, a prosperous merchant, hotel keeper, and land developer.<sup>7</sup> Rathbun was a moving spirit behind the rise and fall of Buffalo real estate values during the 1830s. It was his bankruptcy and conviction on forgery charges in 1836 that is thought to have brought about the financial panic of 1837.<sup>8</sup> Rathbun mortgaged the deed for his parcel on Lot 52 to Palmer, who in turn assigned the mortgage to Walden. Thus, after Rathbun declared bankruptcy on August 1, 1836, the property was forfeited back to Ebenezer Walden.<sup>9</sup> This chain of property transactions suggests that construction of the west section of the present Wilcox house may have been begun as early as 1835- 1836, during Rathbun's ownership.

In conjunction with a local campaign in 1836 to establish Western New York University in Buffalo, Walden pledged a portion of Lot No. 52 on the west side of Delaware Street as the site for the college.<sup>10</sup> Whether or not this campaign had any bearing on Rathbun's plans is unknown. Nevertheless, in 1839 – after the failure of both the Rathbun affair and the university campaign – Walden leased a portion of Lot No. 52 on the east side of Delaware Street to the U.S.

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<sup>5</sup> Smith, *History*, Vol. 1, pp. 695- 696; Vol. 2, p. 78.

<sup>6</sup> Frank M. Hollister, "Some Early Buffalo Characters," *Publications of the Buffalo Historical Society* XVII (1912- 1913), pp. 176- 177. Hollister described Palmer as "the personification, in its most engaging and yet pitiful form, of the 'Buffalo boom' of 1836- 37."

<sup>7</sup> "Abstract of Title," 1964, and "Abstract & Title Search," 1961.

<sup>8</sup> Smith, *History*, Vol. 2, pp. 224- 229.

<sup>9</sup> "Abstract of Title," 1964. This document refers to Walden vs. Rathbun, et al. in mortgage foreclosure proceeding filed October 28, 1836.

<sup>10</sup> Julian Park, "History of the University of Buffalo," *Publications of the Buffalo Historical Society* XXII (1918), pp. 6- 7.

Government for use as a temporary military post – the so-called “Buffalo” or “Poinsett” Barracks.<sup>11</sup> The lease included the Rathbun parcel on which the present Wilcox house sits.

## The Buffalo or Poinsett Barracks: Circa 1839- 1845

While there is much local tradition about the “Buffalo” or “Poinsett” Barracks, Buffalo’s military history during this period has not been fully investigated. A report in the files of the Army Adjutant General’s Office provides an overview history of the post from 1802 to 1864, and sheds some light on the Army’s interest in Walden Hill in 1839. The Army’s strategic interest in Buffalo focused on the eastern extremity of Lake Erie, at the head of the Niagara River near the village of Black Rock. The first fortifications in this area were built between 1802 and 1805, but were not brought into active use until the War of 1812, when the British made several attacks on the site and reduced both the villages of Black Rock and Buffalo to ashes.<sup>12</sup> The fortifications in the vicinity of Black Rock at that time included Fort Tompkins and a breastworks, augmented by several gun and mortar batteries.<sup>13</sup>

After the war, due to the proximity of Fort Niagara at Youngstown, there was little interest in the Buffalo post, and the site was all but abandoned. In the winter of 1837- 1838, however, military interest in the post increased as a result of the Patriot’s War in Canada. In 1837, expatriate Canadians opposed to British rule, joined by American sympathizers (many from the Buffalo area), occupied Navy Island in the Niagara River.<sup>14</sup> The British responded by seizing and sinking an American steamer docked at Schlosser, N.Y. The American government dispatched General Winfield Scott to assume command of U.S. regulars and state militia on the border. The strengthened garrisons of U.S. regulars prevented further British incursions, but also cut off illegal aid to the Canadian patriots, who abandoned Navy Island in January 1838. The Niagara frontier cooled, and war was averted. Tensions remained high, however, and the U.S. Army retained three companies of regulars in the city in 1839.<sup>15</sup>

The correspondence of Assistant Quartermaster E.A. Ogden in 1839 suggests that land in the immediate vicinity of Black Rock was either unavailable or inadequate for quartering the troops at that time. On June 26, Ogden submitted a report to the Quartermaster General in Washington, D.C., proposing a temporary hospital with officers’ quarters to be built on leased land. In this report he stated that the existing post hospital was located distant from Black Rock

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<sup>11</sup> Ebenezer Walden to United States, Lease on Part of Lot No. 52, Township 11, Range 8, Buffalo, NY, October 5, 1839; Old Military and Civil Records Textual Archives Services Division; Record Group (RG) 92; National Archives and Records Administration, Washington, D.C. (NAB). Typescript furnished by Theodore Roosevelt Inaugural Site Foundation (TRISF) Research Committee.

<sup>12</sup> “Fortifications at Buffalo, New York,” n.d.; Old Military and Civil Records Textual Archives Services Division, RG 94, Records of the Office of the Adjutant General, Box 19; NAB.

<sup>13</sup> Smith, *History*, Vol. 2, p. 57. The area is now the site of the east abutment of the Peace Bridge. A plaque on the bridge states that Fort Tompkins was also known as Fort Adams.

<sup>14</sup> “The Patriots’ War on the Niagara Frontier and the Buffalo Barracks,” Theodore Roosevelt Inaugural National Historic Site (<http://www.nps.gov/archive/thri/barracks.htm>).

<sup>15</sup> *The Buffalo City Directory* (Buffalo: Faxon & Graves, 1839), pp. 16- 17.

in unsuitable rented space. In addition, while some officers were quartered in tents, others were in rented buildings so remote that control of the troops was difficult.<sup>16</sup>

Anticipating the arrival of six additional companies of the 2<sup>nd</sup> Regiment Artillery, Ogden wrote to Captain James Bankhead, commanding officer of the regiment, on September 7, 1839, to discuss troop quarters. Ogden was aware that Secretary of War Joel R. Poinsett intended to seek an appropriation for permanent barracks in Buffalo. To meet the pressing interim needs, however, Ogden proposed two alternatives. One involved renting buildings at three separate locations around the city until the appropriation could be passed and permanent construction carried out. This option he deemed costly and disadvantageous. Alternatively, he recommended erecting temporary barracks on leased land, assuring that “a complete set of temporary barracks” could be built within 60 days. In addition, he recommended that the temporary barracks be constructed of materials that might be salvaged for future use in building the permanent barracks.<sup>17</sup>

Consequently, on October 5, 1839, Ebenezer Walden leased for two years to the United States of America a portion of Lot No. 52 on Walden Hill, including the site of the present Wilcox house. This lease, for the express purpose of erecting temporary barracks, incorporated conditions for removing the Army buildings upon termination of the lease in a manner consistent with Ogden’s recommendation.<sup>18</sup> In 1840, as the temporary barracks were nearing completion, the Buffalo city directory reported that the 2<sup>nd</sup> Regiment U.S. Artillery was quartered in the temporary barracks, with a full complement of 600 men at a monthly expense of about \$15,000.<sup>19</sup> This was the peak troop population at the post, and thereafter the numbers declined until 1845.

In May 1840, as Army engineers were reviewing sites for the permanent barracks, Ogden wrote to the Quartermaster General to promote the advantages of the newly completed temporary post on Walden Hill:

...The proposed [permanent] Barracks ought I suppose to be at a convenient distance from [the fortifications on the Niagara River], while they are beyond the reach of shot from the other side of the river. On account of this last consideration it would not be prudent to erect barracks on the bank or within one third of a mile of the bank of the river...

A high ridge of land which separates Buffalo from Black Rock and which, running from the river in an easterly direction, forms the northern boundary of the city, offers decidedly the best site for barracks that can be found in this vicinity. It is on the highest part of this ridge that our present Barracks are situated at a distance of three fourths of a mile from the river, having the road that leaves from

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<sup>16</sup> Edmund A. Ogden, Assistant Quartermaster, Buffalo, to Colonel H. Stanton, Acting Quarter Master General, Washington, D.C, June 26, 1839; Old Military and Civil Records Textual Archives Services Division; RG 92; NAB. Photocopy furnished by TRISF Research Committee.

<sup>17</sup> Ogden to Captain James Bankhead, 2nd Regiment Artillery, Buffalo, September 7, 1839; Old Military and Civil Records Textual Archives Services Division; RG 92; NAB. Photocopy furnished by TRISF Research Committee.

<sup>18</sup> Walden to United States, Lease on Part of Lot No. 52. The leased land was bounded by Main, Delaware, and North Streets and the southerly boundary of Lot No. 52, and included an additional parcel on the abutting Lot No. 51, bounded by Delaware, Allen, and Franklin Streets.

<sup>19</sup> Horatio N. Walker, compiler, *Buffalo City Directory* (Buffalo: Faxon & Graves, 1840), p. 27.



Buffalo to Batavia for our eastern and a fine road leading to the Niagara River for our northern boundary. In a military point of view it would be desirable to have the barracks one third or half a mile nearer the river though in all other respects our present site is the best that can be obtained being healthy and commanding, the soil dry and sandy and good water abundant while nearer the river we lose many of those advantages.

The barracks already erected being built of brick would though plain and simple in construction answer a very good purpose for ten years to come or more if necessary and the conditional case of the land which expires in a few years can, I am assured, be renewed at a fair rate for five years longer. Now, at least (if) only for access of land, (it) ought to be purchased if permanent barracks for a Regiment are to be erected, and I think the land will cost six or seven hundred dollars an acre.<sup>20</sup>

Despite Ogden's recommendation, Walden Hill was not selected as the site for the permanent post. In 1841, a federal appropriation was secured for purchase of a site at Black Rock, where a post was constructed between 1843 and 1849 and named in honor of Major General Peter B. Porter, a prominent Buffalo resident who was U.S. Secretary of War from 1828 to 1829.<sup>21</sup> In 1841, the city directory reported the first use of the name "Poinsett Barracks" in reference to the temporary post on Walden Hill. Presumably this was in recognition of Secretary of War Joel R. Poinsett and his success in securing the appropriation.<sup>22</sup> In that same year, the 1841 city directory reported the first decline in troop population at the temporary barracks:

There are at present six Companies of Regulars ... quartered at Poinsett Barracks, Buffalo comprising 480 men at a monthly expense of \$10,000.<sup>23</sup>

In 1842, the city directory reported four companies comprising 300 men,<sup>24</sup> and in 1844 a further decline to 218 men.<sup>25</sup> On October 14, 1845, after five years on Walden Hill, a report from the post to the assistant Quartermaster General in Washington described the conditions of the temporary facilities:

...the buildings constituting the garrison at this place, having been erected with a view to a limited occupancy, or as temporary barracks, were built with as much economy as the materials (brick) employed in their construction would justify and as a consequence they now exhibit greater signs of dilapidation and decay

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<sup>20</sup> Ogden to Major General Thomas S. Jessup, Quarter Master General, U.S. Army, Washington City, D.C., May 16, 1840; Old Military and Civil Records Textual Archives Services Division; RG 92; NAB. Photocopy furnished by TRISF Research Committee.

<sup>21</sup> "Fortifications at Buffalo, New York." The Adjutant General's Report refers to additional separate records under the name of Fort Porter.

<sup>22</sup> Ethel Chapin Patch, "Recollections of Ethel Chapin Patch 1935 and 1938." Typescript by Margaret Paul (1982), p. 6; TRISF Research Committee Files. Though not a primary source for this period, and thus not subjected to verification, Patch recounts that the 1841 appropriation was secured by Poinsett, and that it was on his recommendation that the permanent post was located at Black Rock. Joel Roberts Poinsett (1779- 1851), a native of Charleston, S.C., was U.S. Secretary of War in the Cabinet of President Martin Van Buren from 1837- 1841.

<sup>23</sup> C.W. Graham, *Crary's Directory for the City of Buffalo* (Buffalo: Faxon & Graves, 1841), pp. 30- 32.

<sup>24</sup> Walker, *Walker's Buffalo City Directory* (Buffalo: Steele's Press, 1842), pp. 57- 60.

<sup>25</sup> Walker, *Walker's Buffalo City Directory* (Buffalo: Lee & Thorp's Press, 1844), pp. 36- 37.

than would be perceived in buildings substantially built in a much longer period than that in which they have been occupied. It seems also that but little attention has been bestowed in their preservation. Many of them requiring considerable repair – floors need renewing, doors and windows broken and out of order and all presenting a total disregard of police in neatness.<sup>26</sup>

A second report from the post followed on November 6, 1845, again discussing the advantages of Walden Hill, as previously reported by Ogden, and recommending that the government purchase the land and salvage the building materials.<sup>27</sup> This recommendation was not adopted. As troop withdrawals from Buffalo continued, construction of the permanent post at Black Rock began. In the fall of 1845, the balance of troops was withdrawn from the city in preparation for deployment in the Southwest, and the government lease on Walden Hill was terminated. In accordance with the terms of the lease, the U.S. Army advertised the military buildings on Walden Hill for sale on November 18, 1846, on condition that the buyer remove them from the site before October 1, 1847.<sup>28</sup> A later account of this period states that “William Garland of Gothic Hall” purchased the buildings on December 19, 1846. He subsequently sold one of the officers’ houses back to the land owner (i.e., Ebenezer Walden), and removed the others.<sup>29</sup> While this account of the final sale and disposition of the buildings is unconfirmed, the claim that one of the officers’ houses was saved and incorporated into the west section of the present Wilcox house is corroborated in the first-hand accounts of Samuel Welch and Martha Fitch Poole.<sup>30</sup>

The west section of the present Wilcox house is a two-story brick structure with brick and rubble foundations and gable roof. Contemporary maps and drawings indicate that this structure had a row of one-story buildings attached to either side of it, and that all were used as officers’ quarters. (See Figures 1.03 – 1.06.) In a letter dated December 27, 1840, Helen Chapman wrote that the building was a “double house,” where she resided on one side with her husband Lieutenant William W. Chapman and their infant son, while the other side was occupied by the Post Surgeon, Dr. Robert C. Wood, and his wife and their two young daughters.<sup>31</sup> Chapman occupied the house until 1841, when her husband was reassigned to Fort

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<sup>26</sup> Captain (name illegible), Buffalo, to Colonel H. Stanton, Washington, D.C., October 14, 1845; Old Military and Civil Records Textual Archives Services Division; RG 92, NAB. Photocopy furnished by TRISF Research Committee.

<sup>27</sup> Captain (name illegible), Buffalo, to Colonel H. Stanton, Washington, D.C., November 6, 1845; Old Military and Civil Records Textual Archives Services Division; RG 92; NAB. Photocopy furnished by TRISF Research Committee.

<sup>28</sup> “United States Barracks For Sale.” Unidentified Buffalo news clipping, November 18, 1846; TRISF Research Committee files.

<sup>29</sup> Patch, “Recollections,” p. 8. Patch’s recollections are not a primary source for this period and thus were not subject to verification.

<sup>30</sup> Samuel Welch, *Home History. Recollections of Buffalo During the Decade from 1830 to 1840 or Fifty Years Since* (Buffalo, NY: Peter Paul & Bro., 1891), p. 287; and Martha Fitch Poole, “Pleasant Memories of the Social Life of Buffalo in the 30s and 40s,” *Buffalo Historical Society Publications VIII* (1905), p. 470. Poole states that a large stable also survived into the early 20<sup>th</sup> century. This was also reported in *The Buffalo Evening Times* on October 9, 1909.

<sup>31</sup> Helen Chapman to Emily Blair, December 27, 1840; Chapman Family Collection, Eugene C. Barker Texas History Center, University of Texas at Austin. Typescript furnished by TRISF Research Committee.



Columbus in New York Harbor.<sup>32</sup> While the Woods continued to live in the house, the Chapmans' quarters were taken by Captain Silas Casey.<sup>33</sup>

Local recollections of the Buffalo or Poinsett Barracks consisted largely of fond memories of military display and social interactions between the local gentry, military officers and their families, and visiting dignitaries, rather than aspects of military planning and logistics.<sup>34</sup> The period between the War of 1812 and the War with Mexico in 1846 is sometimes known as the "Thirty Years' Peace," when – notwithstanding ongoing conflicts with Native Americans – the United States was not threatened by foreign enemies.<sup>35</sup> Following the Patriot's War of 1837-1838 in Canada, the Buffalo Barracks was probably a reassuring local presence. It may not have been as desirable as the hoped- for university, but it may well have been a positive force in local recovery from the financial panic of 1836- 1837. When Martha Fitch Poole (1818- 1903) recalled the withdrawal of troops from Buffalo and abandonment of the Walden Hill post, she wrote:

It seemed as if all Buffalo was in tears at their departure. For some time after, the grounds where they had, as it were, pitched their tents, were more deserted and avoided than the graveyard directly opposite.<sup>36</sup>

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<sup>32</sup> Caleb Coker, *The News from Brownsville, Helen Chapman's Letters from the Texas Military Frontier, 1848- 1852* (Austin TX: Texas State Historical Association, 1992), pp. xii – xiii.

<sup>33</sup> Poole, "Pleasant Memories," p. 473. See also Anna Hoxsie Cook to Ansley Wilcox, September 23, 1901; MSS A64- 273, Ansley Wilcox Correspondence, 1901- 1928; Buffalo and Erie County Historical Society (BECHS), Buffalo, NY. Typescript furnished by TRISF Research Committee. Cook corroborates Poole's account of the occupants, and also states that the house was never occupied by General Winfield Scott or Commandant Bennett Riley. Cook was Poole's daughter. See also Julia F. Snow, "Early Recollections of Buffalo, read before the Buffalo Historical Society, May 19, 1908," *Buffalo Historical Society Publications XVII* (1912- 1913), p. 141. Snow states that the house was occupied by Colonel James Bankhead. This is unconfirmed.

<sup>34</sup> See bibliography entries for Samuel Welch (1891), Martha Fitch Poole (1905), Anna Hoxie Cook (1901), Julia Snow (1908), and Ethel Chapin Patch (1938).

<sup>35</sup> Office of the Chief of Military History, United States Army, Army Historical Series, *American Military History* (Washington, D.C.: United States Army, Center for Military History, 1989), Chapter 7, "The Thirty Years' Peace." Consulted online: <http://www.army.mil/cmh-pg/books/amh/AMH-07.htm> January 12, 2006.

<sup>36</sup> Poole, "Pleasant Memories," p. 474.

## The Masten Occupancy, “Chestnut Lawn”: 1847- 1857

On September 22, 1847, Ebenezer Walden sold a portion of Lot No. 52 including the surviving officers’ double- house for \$3,500 to Joseph Masten, a former mayor of Buffalo.<sup>37</sup> Masten was the first in a succession of prominent local figures to purchase and live in the house as Walden Hill developed into a fashionable residential neighborhood. Joseph Griffiths Masten (1809-1871) was born in Red Hook, New York, and graduated from Union College in Schenectady in 1828. He studied law at Kingston and Oxford, New York, and after admittance to the New York State Bar he relocated to Bath. There he entered into law practice and married the daughter of a prominent local family. In 1836, he established a law office in Buffalo and settled with his family on Swan Street. Masten was elected to a one- year term as mayor of Buffalo in 1843 and a second term in 1845.<sup>38</sup> It was after retirement from this second term and election to the position of city recorder that he purchased the property from Walden.

Less than a week after Masten’s purchase of the property, a petition to extend Franklin Street from Virginia Street to the city line was submitted to the city council on September 28. This petition was granted on October 12, citing a council order in 1832, which previously extended Franklin Street from Allen to the city line and established its width and alignment. On July 18, 1848, the council further ordered the clearing of all obstructions on Franklin Street between Allen and North.<sup>39</sup> These orders cleared the path for a public avenue through the center of the parade ground in front of Masten’s newly acquired property.

Masten’s first residential listing at this location was recorded in the 1848 city directory as being at the corner of Delaware and North Streets.<sup>40</sup> Thereafter, until 1857 he was listed at “Chestnut Lawn” on Franklin Street, south of North Street.<sup>41</sup> The name “Chestnut Lawn” probably referred to that portion of the former military parade ground that became Masten’s front lawn facing Franklin Street. (See Figure 1.08.) The U.S. Census for 1850 recorded that the Masten household was comprised of Joseph Masten, City Recorder, age 39; his wife Christine, age 32; son Fred, age 8; daughter Christine, age 6; Agnes Masten, possibly his mother, age 62; John Masten, possibly his brother, age 35; Peter, a laborer from Germany, age 26; and Margareth, age 24, and Hannah, age 16, two servants from France.<sup>42</sup>

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<sup>37</sup> “Abstract of Title,” 1964; “Abstract & Title Search,” 1961; and Buffalo Land Records, Deed Book 122, Page 625. The deed describes a rectangular lot measuring 175' by 348' with the narrow dimensions fronting on Delaware and Franklin Streets.

<sup>38</sup> Smith, *History*, Vol. 2, pp. 474- 475.

<sup>39</sup> *Bureau of Engineering, Index to Records of Streets, Public Grounds, Waterways, Railroads, Gas Companies, Water Works, Etc., of the City of Buffalo from 1814 to 1896* (Buffalo: The Wenborne- Sumner Co., 1897), p. 262.

<sup>40</sup> Thomas Cutting, *Buffalo City Directory* (Buffalo: G. Reese & Co., 1848).

<sup>41</sup> *The Commercial Advertiser Directory for the City of Buffalo* (Buffalo: Thomas Jewett & Co., 1849-1854); *Thomas’ Buffalo City Directory* (Buffalo: E.A. Thomas, 1855- 1857).

<sup>42</sup> U.S. Department of Commerce, Bureau of the Census, *Seventh Census of the United States*, 1850; consulted on [Ancestry.com](http://Ancestry.com) Feb. 14, 2006.

## Absentee Ownership: 1857- 1863

Joseph Masten was appointed a New York Superior Court Judge in 1856.<sup>43</sup> On June 23, 1857, he sold “Chestnut Lawn” for \$32,500 to Oliver Lee & Company’s Bank of Buffalo<sup>44</sup> and moved to 448 Main Street.<sup>45</sup> This sale of the property coincided with the financial panic of 1857, but it is not clear that it was directly related. Nevertheless, a period of general economic depression began at this time and extended for several years until broken by the Civil War.<sup>46</sup> Masten was last listed as residing at “Chestnut Lawn” in *Thomas’ Buffalo City Directory* for 1857.

Occupancy during the period 1858- 1860 is unclear, but it seems likely that it was either leased or remained vacant.<sup>47</sup> Since 1848, Oliver Lee & Company’s Bank of Buffalo had been held under court- ordered receivership. As a result, a sale was ordered by the court on March 2, 1859. On April 9, Gilbert L. Wilson (1825- 1861), a lawyer from Albany, New York, purchased the property at public auction for \$26,598.37.<sup>48</sup> The U.S. Census for 1860 lists Wilson as continuing to reside with his father in Albany, and it is unclear if he ever actually occupied the property.<sup>49</sup> A recent technical report states that Wilson was treasurer of the New York Central Railroad Company, one of the creditors of Oliver Lee & Co., and that he purchased the property inadvertently while attempting to drive up auction bids, but this account is unconfirmed.<sup>50</sup> By July 11, 1861, however, Wilson was dead at the age of 36, and the property was sold by his father, John Q. Wilson, to the New York Central Railroad Company for \$10.<sup>51</sup>

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<sup>43</sup> Smith, *History*, Vol. 2, p. 475.

<sup>44</sup> “Abstract of Title,” 1964, and “Abstract & Title Search,” 1961.

<sup>45</sup> *Thomas’ Buffalo City Directory* (Buffalo: E.A. Thomas, 1858).

<sup>46</sup> Smith, *History*, Vol. 2, p. 229.

<sup>47</sup> From 1858- 1860, no listing was found for the subsequent owner, Gilbert L Wilson, in Buffalo directories. Wilson is known from federal census data in 1860 to have resided in Albany. During this period, the next owner of the property, Albert P. Laning, was listed in the *Commercial Advertiser Directory for the City of Buffalo* at a number of different residential addresses. It was not until 1861, two years before he acquired the property, that Laning was first listed as residing there. In that year, *Thomas’ Buffalo City Directory* and the *Commercial Advertiser Directory for the City of Buffalo* listed him as residing at 238 Franklin Street.

<sup>48</sup> “Abstract of Title,” 1964, and “Abstract & Title Search,” 1961.

<sup>49</sup> U.S. Department of Commerce, Bureau of the Census, *Eighth Census of the United States*, 1860, consulted on [Ancestry.com](https://www.ancestry.com) Feb. 14, 2006.

<sup>50</sup> Walter S. Dunn. “Analysis of Historic Occupancy,” in David H. Wallace and Walter S. Dunn, Jr., *Historic Furnishings Report: The Ansley Wilcox House and Its Furnishings* (U.S. DOI, NPS, Harpers Ferry Center, WV, 1989), p. 161. This report does not cite information sources. While it is consistent with deed, census, and directory research, it has not yet been verified.

<sup>51</sup> “Abstract of Title,” 1964, and “Abstract & Title Search,” 1961. Wilson’s death is known by the fact that on December 27, 1862, his widow released all interest in the property by quitclaim deed.



## The Laning Occupancy: 1863- 1881

On May 1, 1863, the New York Central Railroad Company subdivided “Chestnut Lawn,” selling the east side of the property fronting on Franklin Street for \$5,437.50 to Angelina Marsh. On the same day, the railroad company sold the west side of the property, including the house of Joseph Masten, for \$8,260 to Albert P. Laning, an attorney for the company.<sup>52</sup> As a result, a new house was constructed fronting on Franklin Street, and the former officers’ double- house as altered by Masten was reoriented to face Delaware Street. (See Figures 1.09 and 1.10.)

Albert Pierce Laning (1817- 1880) was the son of a Methodist minister in Burlington, New York. In 1839 he graduated as a classics scholar from the Oneida Conference Seminary at Cazenovia, after which he became a teacher and studied law. He was admitted to the New York State Bar in 1845, and for 10 years conducted a law practice in Allegany County. In 1856, after Joseph Masten was appointed to the Superior Court, Laning relocated to Buffalo to assume Masten’s law practice. Laning began his career as a prosecutor, but later specialized as a corporate attorney in the transportation industry, representing among others the New York Central Railroad Company. In 1857 he was elected to the New York State Assembly, and in 1874 to the New York State Senate.<sup>53</sup> During his residence on the property, Laning was active in local and state politics and civic life, entertaining in the house former U.S. President Millard Fillmore and future President Grover Cleveland, with whom he organized the firm of Laning, Cleveland and Folsom in 1870. Aside from the redesign of Masten’s “Chestnut Lawn,” Laning’s architectural activities included an appointment to the board of commissioners for the erection of the City of Buffalo and Erie County Hall in 1871. In this capacity, he served on a committee of two to develop plans and procure the services of an architect for the project.<sup>54</sup>

From 1861 to 1864, Laning was listed in the city directory as residing at 238 Franklin Street.<sup>55</sup> This suggests that prior to the subdivision of “Chestnut Lawn” in 1863, he may have leased the property from Wilson or the New York Central Railroad Company. Thereafter he was listed in city directories as residing on Delaware near North until his death in the house on September 4, 1880. In the year of his death, the federal census recorded that the Laning household was comprised of Albert, attorney, age 62; his wife Esther, age 58; daughter Helen, age 26; two female servants, and a coachman.<sup>56</sup> In that year, the city directory also began to list “Delaware Street” as “Delaware Avenue,” reflecting its importance as the principle approach from Niagara Square to the recently opened parklands to the north.<sup>57</sup>

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<sup>52</sup> “Abstract of Title,” 1964, and “Abstract & Title Search,” 1961.

<sup>53</sup> “Men of Note, Biographical Sketch of Albert P. Laning,” *Sunday Times*, no date; Buffalo Scrapbook Collection, Buffalo and Erie County Public Library (BECPL), Buffalo, NY.

<sup>54</sup> F.F. Fargo, ed., *Memorial of the City and County Hall* (Buffalo: Courier Company, 1876), pp. 10- 11.

<sup>55</sup> *Thomas’ Buffalo City Directory* (Buffalo: E.A. Thomas, 1861- 1864). By 1889 the lot on the east side of the present property was indicated on the Sanborn Map as 548 Franklin Street, suggesting that the street was renumbered. There is no listing for Laning in *Thomas’ Buffalo City Directory* for 1860. In 1859, he is listed as residing at “131 Mich.”

<sup>56</sup> U.S. Department of Commerce, Bureau of the Census, *Tenth Census of the United States*, 1880; consulted on [Ancestry.com](https://www.ancestry.com) Feb. 14, 2006.

<sup>57</sup> *The Buffalo City Directory* (Buffalo: The Courier Company, 1880), p. 20.

## The Bell Occupancy: 1881- 1883

On March 24, 1881, Albert Laning's widow and daughter sold their Delaware Avenue property for \$37,581 to Frederick Bell.<sup>58</sup> The son of a prosperous lumber dealer in Rochester, NY,<sup>59</sup> Frederick A. Bell (1847- 1900) was an entrepreneur in the Pennsylvania coal business. In 1878 he came to Buffalo via Pennsylvania, as head of the firm of Bell, Lewis & Yates, dealers in bituminous coal.<sup>60</sup> In 1880 he married Mary Gridley of Bloomington, Illinois, daughter of one of the wealthiest men in central Illinois.<sup>61</sup> The 1880 federal census listed Frederick Bell, coal and lumber dealer, age 33, and Mary G. his wife, age 28, as boarders residing in Buffalo.<sup>62</sup> In that year the Buffalo directory listed Bell's residential address as the Palace Hotel.<sup>63</sup>

By 1883, Bell was the owner of coal fields and coke ovens in New York and Pennsylvania, shipping 250,000 tons of coal and 25,000 tons of coke by lake to Buffalo.<sup>64</sup> He and Mary resided at 641 Delaware Avenue from 1881 to 1883,<sup>65</sup> but their marriage was said to be unhappy. In 1883 they separated, and Mary returned to Illinois, alleging desertion.<sup>66</sup> On November 17, 1883, Bell sold the property for \$47,500 to his father.<sup>67</sup> Thereafter his residential address was listed in city directories as the Genesee Hotel.

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<sup>58</sup> "Abstract of Title," 1964; "Abstract & Title Search," 1961; and Buffalo Land Records, Deed Book 414, p. 450.

<sup>59</sup> Unidentified news clippings: *Rochester Union and Advertiser*, August 25, 1892, p. 5, and September 21, 1892, p. 5; Buffalo Collection Scrapbooks, Buffalo and Erie County Public Library (BECPL), Buffalo, NY.

<sup>60</sup> "Frederick A. Bell Dead," *Buffalo Express*, May 21, 1900; Buffalo Scrapbook Collection, BECPL.

<sup>61</sup> "Claim on the Bell Estate," *Buffalo Commercial*, May 24, 1900; Buffalo Scrapbook Collection, BECPL.

<sup>62</sup> U.S. Department of Commerce, Bureau of the Census, *Tenth Census of the United States*, 1880, consulted on [Ancestry.com](https://www.ancestry.com) Feb. 14, 2006.

<sup>63</sup> *Buffalo City Directory for the year 1880* (Buffalo: The Courier Co., 1880).

<sup>64</sup> Smith, *History*, Vol. 2, p. 207.

<sup>65</sup> *Buffalo City Directory*, compiled by George Whitcomb (Buffalo: The Courier Co., 1880- 1883).

<sup>66</sup> "Claim on the Bell Estate," *Buffalo Commercial*, May 24, 1900; Buffalo Collection Scrapbooks, BECPL.

<sup>67</sup> "Abstract of Title," 1964, and "Abstract & Title Search," 1961.



## The Rumsey Estate: 1883- 1947

On November 27, 1883, 10 days after acquiring 641 Delaware Avenue from his son, Alfred Bell of Rochester, New York, sold a portion of it – including the house – to Dexter Phelps Rumsey of Buffalo for \$36,500. For some reason, Bell retained a 40- foot- wide parcel on the south side of the house, but later sold it to Rumsey for an additional \$10,000 on June 27, 1887.<sup>68</sup>

Dexter Phelps Rumsey (1827- 1906) was born in Westfield, New York, the son of Aaron Rumsey, a prosperous tanner and currier and founder of the Buffalo leather manufacturing firm of A. Rumsey & Company. Dexter and his older brother Bronson Case Rumsey (1823- 1902) entered into partnership with their father and succeeded in making A. Rumsey & Company a leading concern, eventually realizing a great profit from its sale.<sup>69</sup>

### *Interest of the Rumsey Brothers in Delaware Avenue*

It was said of the Rumsey brothers that they believed implicitly in the future of Buffalo, and that their “mutual affection and confidence in each other was such that neither ever took a business step without consulting the other, and thus they were associated in many of their subsequent undertakings.”<sup>70</sup> Bronson’s business interests were expansive, including railroads and banking; however, both brothers invested heavily in Buffalo real estate. Dexter concentrated on Delaware Avenue, where he, his father, and his brother each built large estates. Before Frederick Law Olmsted’s first visit to Buffalo in 1868, both Dexter and Bronson were interested in landscape gardening, and they became associated with the English landscape architects Henry and Edward Rose. In 1857, Dexter purchased from the Rose brothers the former Captain Allen house, located at 742 Delaware Avenue, adjoining his father’s estate. This house was built as a two- room house during the 1830s and later expanded by the Rose brothers to a 1½- story Gothic Revival cottage. As the third owner of the property, Dexter enlarged it again, erecting large stables and pasturing cows and horses in the adjacent fields.<sup>71</sup> Bronson’s estate, located at 330 Delaware Avenue, was developed in 1862 and became known as Rumsey Park. It incorporated a family compound for himself and his children, which included extensive woodland gardens with lake, boathouse, Swiss chalet, and Grecian temple, all designed by the Rose brothers.<sup>72</sup>

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<sup>68</sup> “Abstract of Title,” 1964; “Abstract & Title Search,” 1961; and Buffalo Land Records, Deed Book 463, Page 68, and Deed Book 531, Page 334.

<sup>69</sup> “Dexter P. Rumsey,” in *Niagara Frontier: A Narrative and Documentary History*, Vol. III (Chicago: The S.J. Clarke Publishing Co., 1931), pp. 94- 97.

<sup>70</sup> *A History of the City of Buffalo, Its Men and Institutions* (Buffalo: *Buffalo Evening News*, 1908), pp. 182- 183.

<sup>71</sup> Edward T. Dunn, *Buffalo’s Delaware Avenue: Mansions and Families* (Buffalo: Canisius College Press, 2003), pp. 154- 155. The stable survives as the parish house of Westminster Presbyterian Church.

<sup>72</sup> Frank H. Severence, ed., “The Picture Book of Earlier Buffalo,” *Buffalo Historical Society Publications* XVI (1912), pp. 416- 423.

On April 14, 1869, Dexter was appointed as one of the original members of the Buffalo Board of Park Commissioners. This commission adopted the 1868 report of Frederick Law Olmsted, which praised the “stately proportions” of Delaware Avenue and incorporated it into the master plan as the principle urban approach to the new park.<sup>73</sup> Bronson subsequently purchased extensive acreage at the northern end of Delaware Avenue abutting the Olmsted Park, and it was this 350- acre tract that became the site of the Pan- American Exposition in 1901.

### *The Daughters of Dexter Phelps Rumsey*

Dexter’s older daughter Cornelia (1852- 1880) married Ansley Wilcox in 1878, whereupon Dexter gave the couple a house at 675 Delaware Avenue. Cornelia died two years later, following the birth of their first child. Wilcox subsequently moved to 44 Johnson Place, adjacent to Rumsey Park, where he resided from 1881 to 1883.<sup>74</sup> On November 20, 1883, Dexter’s younger daughter Mary Grace (1854- 1933) also married Ansley Wilcox. Dexter purchased the house at 641 Delaware Avenue for the couple, retaining title and granting life tenancy to his daughter. Dexter’s will, dated December 8, 1904, left the house, lands, and premises at 641 Delaware Avenue to Mary Grace.<sup>75</sup> Upon her death in 1933, the property reverted back to the Estate of Dexter Phelps Rumsey, and the contents of the house were removed and sold at auction in 1935.<sup>76</sup> Though the Dexter Rumsey Estate continued to own the property until 1947, from the time of the 1901 Roosevelt inauguration onward, it was known as the Ansley Wilcox House.

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<sup>73</sup> Smith, *History*, Vol. 2, p. 493

<sup>74</sup> *A History of the City of Buffalo*; also *Buffalo City Directory*, compiled by George Whitcomb (Buffalo: The Courier Company, 1881- 1883).

<sup>75</sup> “Abstract of Title,” 1964, and “Abstract & Title Search,” 1961.

<sup>76</sup> O. Rundle Gilbert, Auctioneer, *Unrestricted Auction Sale, Estates of Ansley Wilcox, Truman G. Avery and others...*[auction catalogue] (New York: O. Rundle Gilbert, Auctioneer and Appraiser, 1935).

## The Wilcox Occupancy: 1883- 1933

Ansley Wilcox (1856- 1930) was born in Summerville, Georgia. Like Theodore Roosevelt, his mother was a southerner and his father from the north. During the Civil War, his family settled in New Haven, Connecticut, where he was educated and graduated from Yale in 1874. After Yale he studied at Oxford, and while there became acquainted with Cornelia Wilcox, who was vacationing with her family.<sup>77</sup> Returning to the U.S., he settled in Buffalo and published two essays on the architecture and undergraduate life at Oxford. In “The Structure of Oxford,” he discussed the picturesque and eclectic architecture of the venerable university in light of the ongoing struggle to introduce liberal ideas into modern English politics and religion.<sup>78</sup> In another article, “Undergraduate Life at Oxford,” he compared the rituals of English academic life to academic models on the Continent and in the U.S., and praised the new system of graduate studies at Yale.<sup>79</sup>

In 1878, Wilcox was admitted to the New York State Bar, and he married Cornelia Rumsey. He joined the firm of Crowley, Movius & Wilcox as a corporate attorney in 1882, and organized his own firm in 1894. Wilcox developed a reputation as a reformer, serving as a leader in the movements for jury and civil service reform, and for establishing the constitutionality of civil service law and the duties and liabilities of national banks for negligence. He was also active in charitable work, serving as Trustee of the Buffalo General Hospital, President of the Charity Organization Society, and founder of the Fitch Crèche, the first day- care center in the U.S. for working mothers. It was during the early 1880s that Wilcox first became acquainted with Theodore Roosevelt, when both were appointed by Governor Grover Cleveland to serve on a special commission on civil service reform. Both Wilcox and Roosevelt served on Cleveland’s commission to protect the lands around Niagara Falls from industrial encroachments.<sup>80</sup> Though associated with the Republican Party, Wilcox was an independent nonpartisan, breaking party ranks in 1884 by voting for the Democratic candidate, Grover Cleveland. While he supported Theodore Roosevelt in the 1904 presidential election, when the Republican Party divided over the election of 1912, he supported William Howard Taft rather than Roosevelt in his bid for a third Presidential term. In 1910, he hosted a visit by President Taft at his home.<sup>81</sup>

On November 20, 1883, Wilcox married Mary Grace Rumsey, the younger sister of his deceased first wife. The couple settled at 641 Delaware Avenue in 1884, along with Wilcox’s daughter Cornelia from his first marriage. Frances Wilcox, daughter of Ansley and Mary Grace, was born in the house on November 16, 1884. In 1896, two years after organizing his own law firm, Wilcox commissioned an extensive addition to his house. He may have been mindful of the growing obligations of Gilded Age society and the social debuts of his two daughters. The addition was designed by architect George Cary (1859- 1945), a member of an old and socially prominent Buffalo family. Cary had graduated from Harvard and Columbia colleges, had

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<sup>77</sup> *A History of the City of Buffalo*; also <http://www.nps.gov/thri/awilcox.html>.

<sup>78</sup> Ansley Wilcox, “The Structure of Oxford,” *Scribner’s Monthly*, July 1878, pp. 368- 383.

<sup>79</sup> Ansley Wilcox, “Undergraduate Life at Oxford,” *Scribner’s Monthly*, December 1878, pp. 281- 291.

<sup>80</sup> *A History of the City of Buffalo*.

<sup>81</sup> Dunn, *Buffalo’s Delaware Avenue*, p. 161.

apprenticed with the New York architectural firm of McKim, Mead and White, and had studied for three years at the École de Beaux- Arts in Paris prior to his return to Buffalo in 1891. He became a prime purveyor of academic and neo- classical styles for the homes of Buffalo's conservative elite. Shortly after completion of the Wilcox addition, Cary designed the New York State Pavilion on the grounds of the Pan- American Exposition. The only exposition structure that was intended as a permanent building, this was perhaps Cary's *magnum opus*.<sup>82</sup> At the dedication of the exposition on May 20, 1901, Vice President Theodore Roosevelt delivered the opening address on behalf of President William McKinley. Later that evening the Wilcoxes hosted a dinner in Roosevelt's honor in the Colonial Revival (or neo- Georgian) style dining room designed by Cary.<sup>83</sup>

The Wilcoxes were prominent in Buffalo society. Ansley was a founder of the Wanakah Country club and president of the Buffalo Club in 1893.<sup>84</sup> Mary Grace, who was confined to a wheel chair in later life, led a celebrated Monday afternoon reading group in the library of her home. Known as "The Class," this group encouraged classical reading among the society women of Buffalo.<sup>85</sup> The Wilcoxes also owned a summer house at Lakeview, New York, and resided at 641 Delaware Avenue until their deaths in the 1930s.<sup>86</sup> In 1900, one year before the Roosevelt inauguration, the federal census listed the Wilcox household as consisting of Ansley, age 44; his wife, Grace R., age 4[?]; daughters Cornelia R., age 19, and Frances, age 12; and servants Mary C. Welsh, age 28, and Teresa Fogarty, age 23.<sup>87</sup>

## *The Roosevelt Inauguration*

On September 6, 1901, President William McKinley, a popular politician and enthusiastic supporter of the Pan- American ideal, was shot by an anarchist on the grounds of the Pan- American Exposition in Buffalo. During the anxious days which followed, the house of John Milburn at 1168 Delaware Avenue (demolished 1956- 57) served as the President's hospital and ultimately the focus of public mourning. The Wilcox House, on the other hand, served as the Vice President's temporary office; the setting for his inaugural ceremony on September 14, 1901; and the location where he prepared his first presidential proclamation, in which he declared a national day of mourning and his aim to "continue absolutely unbroken the policy of President McKinley." These tumultuous events ultimately launched Roosevelt's spirited pursuit of the Pan- American ideal and what has come to be known as "the American Century."

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<sup>82</sup> "George Cary Dies: Noted as Architect," *The Buffalo Courier Express*, May 6, 1945; Buffalo Collection Scrapbooks, BECP. Cary's New York State Pavilion survives today as the headquarters of the Buffalo and Erie County Historical Society.

<sup>83</sup> Patch, *Recollections*, p. 11.

<sup>84</sup> *A History of the City of Buffalo*; <http://www.nps.gov/thri/awilcox.html>.

<sup>85</sup> Edwine N. Mitchell, "The Wilcox Mansion and Mrs. Wilcox' Class," *Niagara Frontier* 14 (Spring 1967), pp. 5- 7.

<sup>86</sup> George Cary Architectural Drawings, BECHS.

<sup>87</sup> United States Department of Commerce, Bureau of the Census, *Twelfth Census of the United States*, 1900, consulted on [Ancestry.com](http://Ancestry.com) Feb. 14, 2006.



While Roosevelt reluctantly consented to allowing a photograph to be made of his inaugural ceremony, an incident that occurred in the moments before the ceremony resulted in his requesting that all cameras be removed.<sup>88</sup> Nevertheless, at least two photographs were made of the exterior, showing members of the press gathering on in front of the west portico, which was draped with black bunting and the American flag. (See Figures 1.19 and 1.20). In addition, shortly after the ceremony, two photographs were made of the library illustrating the position in which Roosevelt stood during the administration of the oath. (See Figures 1.38 and 1.39.) Retouched and annotated versions of these photographs and artists' sketches of the event were widely circulated in the press, but these provided largely interpretive representations of the setting.<sup>89</sup> In November 1902, Ansley Wilcox carefully documented the events surrounding the Roosevelt inauguration in a paper that was reviewed and amended by Roosevelt and published in 1902 for benefit of the Buffalo School Teachers' Retirement Fund.<sup>90</sup> Not long after the deaths of Ansley and Mary Grace Wilcox and the auction of their household contents in 1935, a campaign led by the Spanish- American War Veterans sought to establish the house as the "Theodore Roosevelt Institute for Better Citizenship." When this effort failed, the Rumsey estate leased the property to Oliver Lawrence for use as a restaurant.<sup>91</sup>

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<sup>88</sup> "No Picture Was Taken. An incident of the administration of the oath of office to Roosevelt at Wilcox House," December 25, 1901, *Buffalo Courier*.

<sup>89</sup> "President Roosevelt Taking the Oath of Office in the Library of the Wilcox Residence, Buffalo, Saturday Afternoon," October 13, 1901, *The Nashville Tennessee News*, included a conjectural sketch of the inaugural ceremony; on September 21, 1901, *Harper's Weekly* published a photograph of the east end of the Wilcox Library (i.e. Figure 1.38) that had had been made immediately after the ceremony; "Where Theodore Roosevelt was Sworn In...", *The (New York) World*, September 16, 1901, included an extensively retouched version of this photograph annotated with positions of individuals in the room during the ceremony; on September 28, 1901, *Leslie's Weekly* published a slightly different view of the room (i.e., Figure 1.39); and on September 15, 1901, *The Buffalo Courier*, *The Illustrated Buffalo Express*, and *The Buffalo News* published written descriptions of the ceremony.

<sup>90</sup> Ansley Wilcox, "Theodore Roosevelt, President," Ansley Wilcox Correspondence, 1901- 1928, BECHS. Included with the essay is a letter from Wilcox to Andrew Langdon, President of the Buffalo Historical Society, November 25, 1905. The letter explains that the manuscript was written by Wilcox, revised by Roosevelt, and published in a special Thanksgiving Day supplement of the *Daily Bazaar*, issued in conjunction with a fair held by the Buffalo School Teachers Association for the benefit of the Teachers' Retirement fund.

<sup>91</sup> <http://www.nps.gov/thri/EdRPropHist.htm>.



## The Lawrence Occupancy: 1938- 1964

After extensive alterations to the house and demolition of the carriage house by the Rumsey Estate, a restaurant named the Kathryn Lawrence Dining Rooms opened and was listed in the city directory from 1938 until 1961. The city directory indicated that Kathryn and Oliver Lawrence, previously proprietors of the “Ambassador Food Shoppe,” used the first and second stories at the front of the house as a restaurant, and maintained an office and residence at the rear and upper stories of the property.<sup>92</sup> In their advertising, the Lawrences promoted the property as “The Historic Wilcox Mansion,” a site with numerous historical and presidential associations.<sup>93</sup>

On October 1, 1947, the Trustees of the Estate of Dexter P. Rumsey sold the property to Oliver M. and Kathryn M. Lawrence for \$62,000.<sup>94</sup> On April 23, 1957, Oliver Lawrence sold the property for \$1 to a domestic corporation known as 641 Delaware Avenue Corporation, of which he was president.<sup>95</sup> In 1961, Oliver Lawrence leased the property with an option to purchase to Nathan Benderson, a real estate developer, who proposed to clear the site for commercial development.<sup>96</sup> This threat to the popular landmark building generated a storm of local protest.<sup>97</sup>

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<sup>92</sup> *Polk's Buffalo (Erie County, NY) City Directory* (Buffalo: Polk- Clement Directory Co., Inc. 1938-1961); and Robert A. Hill Architectural Drawings for 641 Delaware Avenue, D.P. Rumsey Estate (1938), TRISF Research Committee Files.

<sup>93</sup> *Polk's City Directory* (Buffalo: Polk- Clement Directory Co., Inc. 1939), advertising plate 80.

<sup>94</sup> “Abstract of Title,” 1964, and “Abstract & Title Search,” 1961.

<sup>95</sup> “Abstract of Title,” 1964, and “Abstract & Title Search,” 1961

<sup>96</sup> *Buffalo Courier Express*, January 3, 1966.

<sup>97</sup> *Buffalo Evening News*, October 29, 1964.

## The Liberty National Bank Ownership: 1964- 1969

On December 30, 1964, Oliver Lawrence sold the property to the Liberty National Bank and Trust Company, which held it until 1969.<sup>98</sup> During this period efforts were undertaken to assure preservation of the property. These efforts included community fundraising, nomination to the National Register of Historic Places, and political lobbying, which ultimately led to passage by Congress of Public Law 89- 708 on November 2, 1966, authorizing the U.S. Government to purchase the property.<sup>99</sup>

## NPS and Local Foundation Partnership: 1969 - Present

Government authorization to acquire the property was contingent upon the commitment of private funds to restore, operate, and maintain it for the public benefit. Thus, while the property was deeded to the United States of America on May 23, 1969, rehabilitation and reconstructive work during the early 1970s, as well as operation and maintenance, was funded by the Theodore Roosevelt Inaugural Site Foundation, a nonprofit corporation, and accomplished through cooperative agreement with the National Park Service.

In 1980 the enabling legislation was amended to officially designate the name of the site as the “Theodore Roosevelt Inaugural National Historic Site.” Provision was also made that the property “shall be administered by the Secretary of the Interior, acting through the National Park Service...,” directing that the “Department of the Interior share in any fiscal year of the annual operating costs of the Theodore Roosevelt Inaugural National Historic Site shall not exceed two- thirds of such operating cost.”<sup>100</sup>

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<sup>98</sup> “Abstract of Title,” 1964.

<sup>99</sup> Linda R. Levine, and Maria Scrivani, “The Wilcox Mansion: Buffalo’s Bully Pulpit,” in *Beautiful Buffalo. Preserving a City* (Buffalo: The Canisius College Press, 2003).

<sup>100</sup> Public Law 96- 907, 94 STAT 3541, Dec. 28, 1980. Theodore Roosevelt Inaugural National Historic Site.

## *Historical Maps and Photographs*



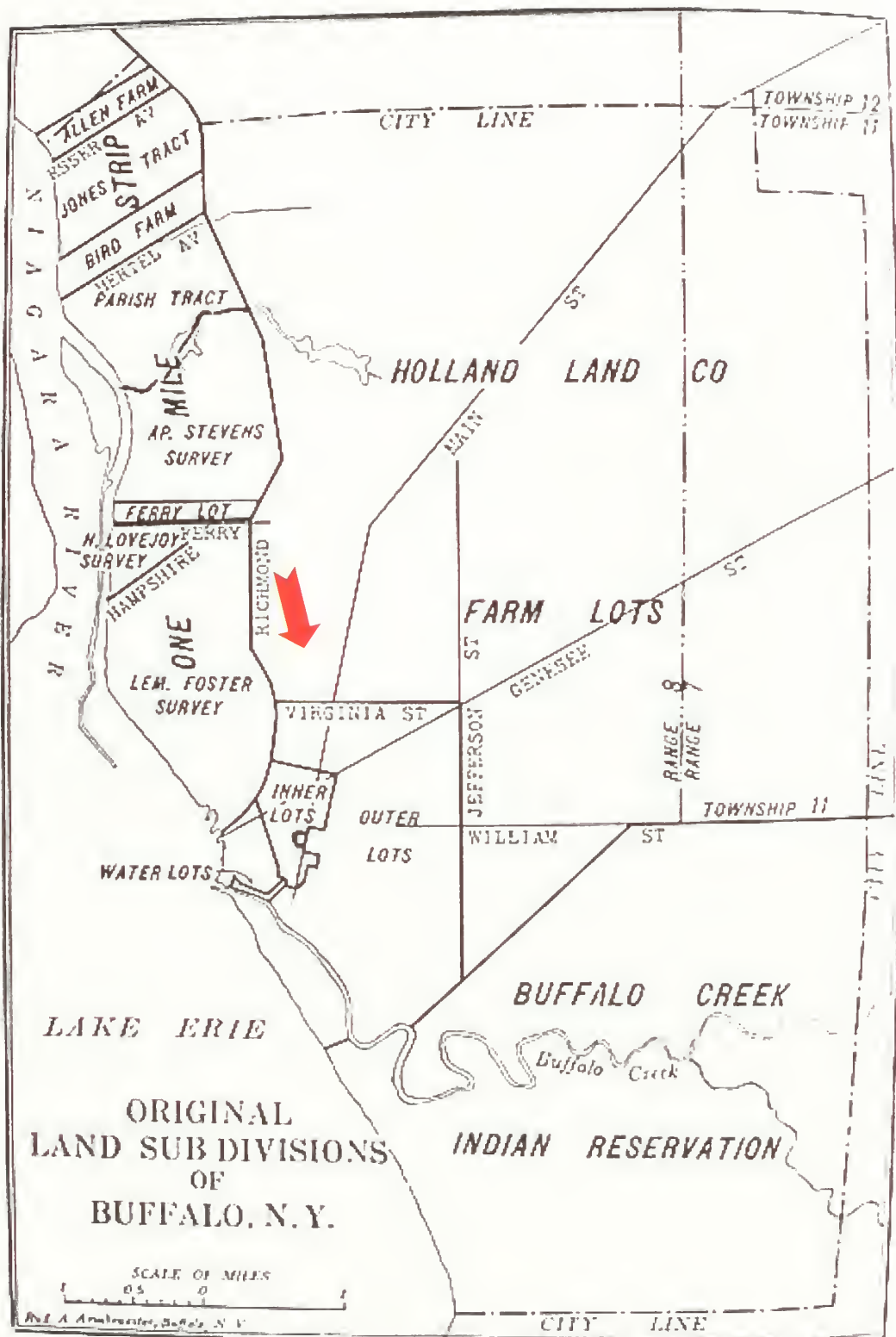


Figure 1.01. "Original Subdivisions of Buffalo, New York," circa 1923.

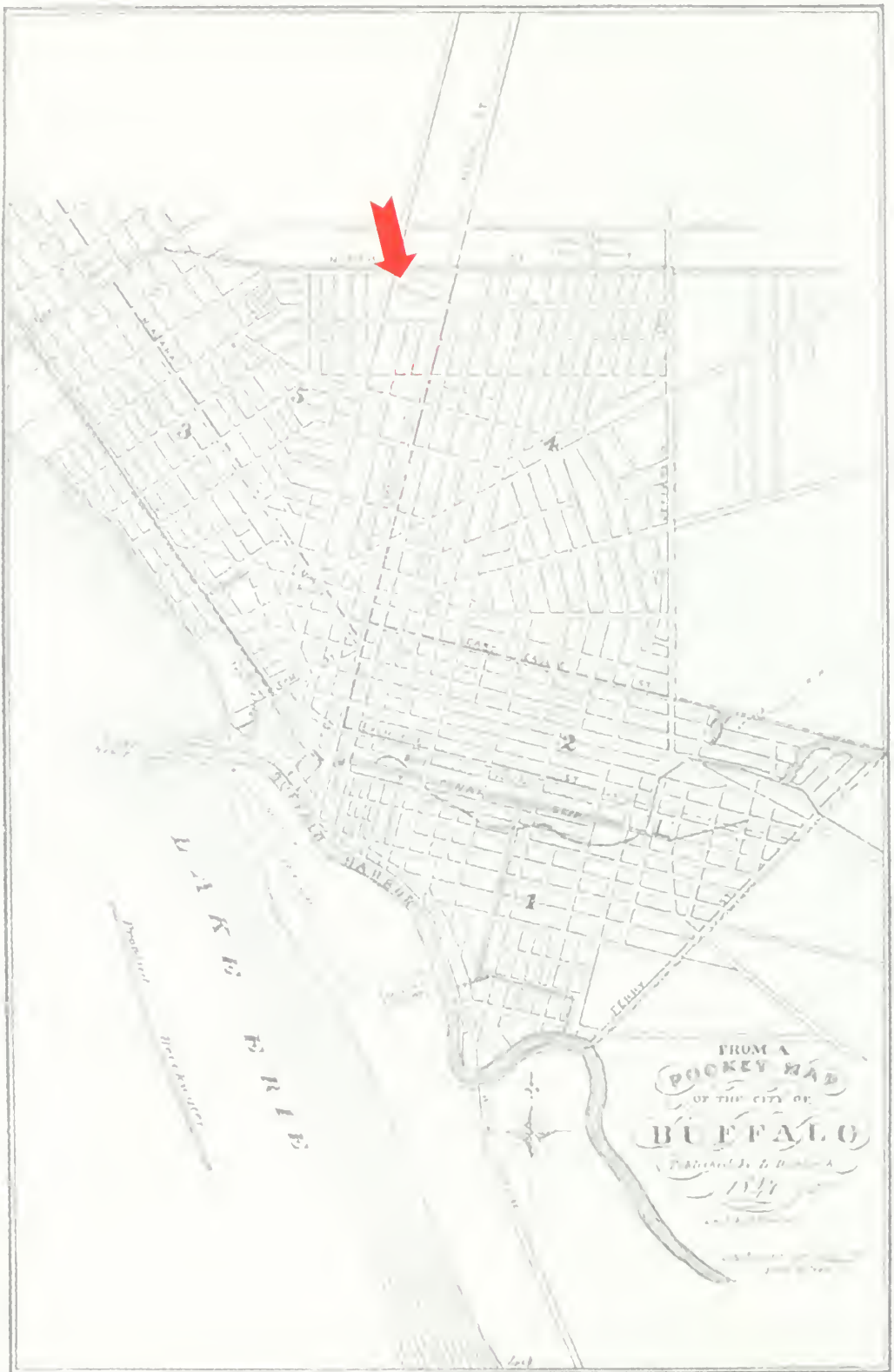
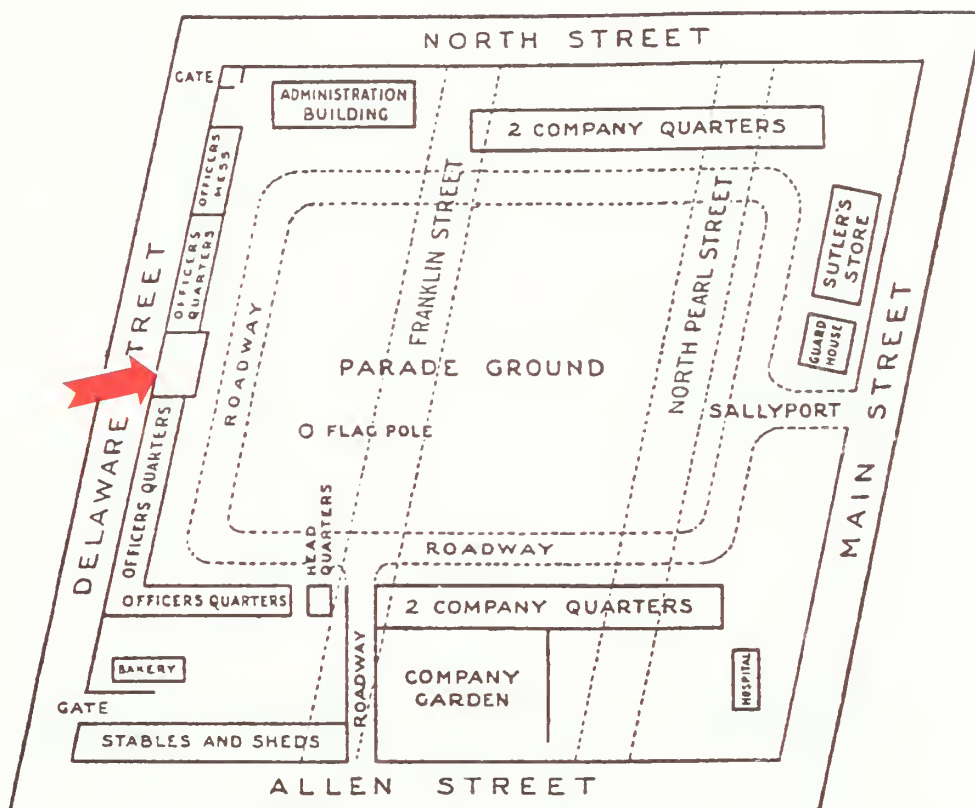


Figure 1.02. Buffalo or Poinsett Barracks, shown on "From a Pocket Map of the City of Buffalo," 1847.





**POINSETT BARRACKS, BUFFALO, IN 1840.**

Drawn from data furnished by Mrs. Poole, Mr. E. B. D. Riley and others. Given only as approximately correct. No other diagram of these grounds during the military occupation is known.

Figure 1.03. "Poinsett Barracks, Buffalo in 1840," drawn circa 1900.

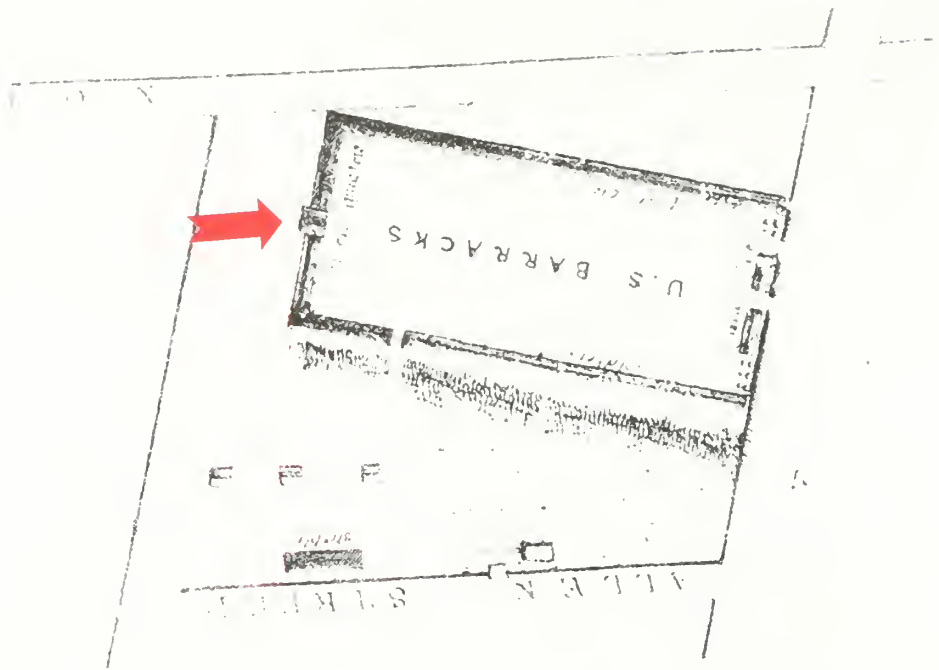


Figure 1.04. Buffalo or Poinsett Barracks, as shown on a map of Buffalo City, circa 1839- 1840.

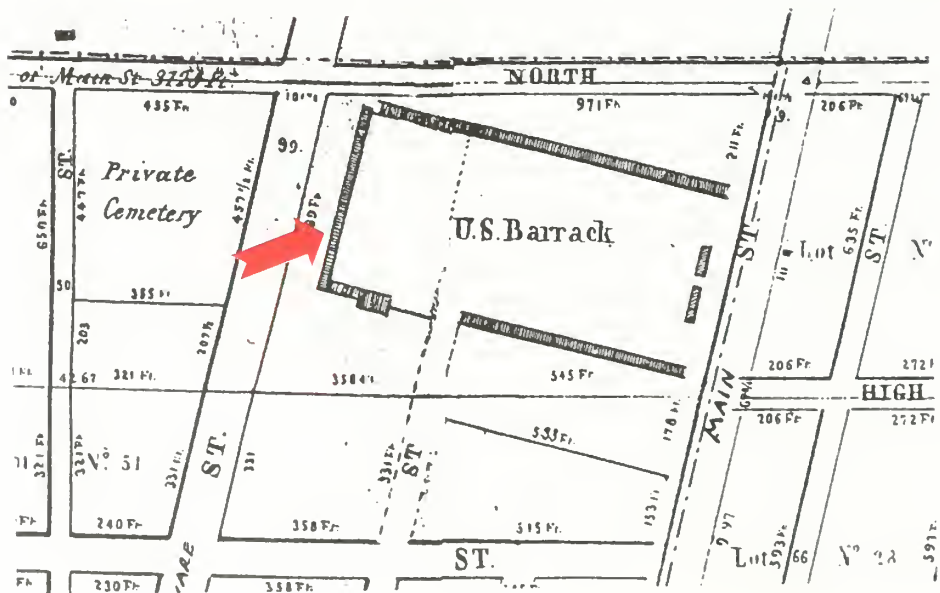


Figure 1.05. Buffalo or Poinsett Barracks, as shown on a map of the city of Buffalo, circa 1846.

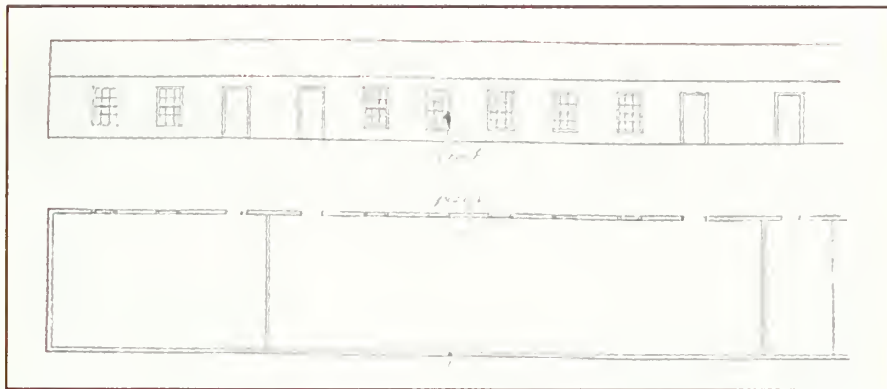


Figure 1.06. "Plan and Elevation of Temporary Barracks flanking the middle officers' quarters building," 1839.

*Estimate of Expenses of Temporary Barracks of Brick for each  
110 feet on Acct of Company Rooms*

	<i>Dollars</i>	<i>Cents</i>
<i>Brick and Laying</i>	260	00
<i>Roofing</i>	100	00
<i>Plaster</i>	20	00
<i>Plastering</i>	50	00
<i>Stone Foundation</i>	34	00
<i>Seven Windows at \$4<sup>50</sup>/<sub>100</sub></i>	31	50
<i>Four Doors with trimmings at \$2<sup>50</sup>/<sub>100</sub></i>	10	00
	<b>\$575</b>	<b>50</b>

*The above Estimate is based upon the supposition that Brick of the ordinary quality shall be used, and that the stone foundation be sunk in the ground 18 inches to secure the brick walls from the effects of frost. The Building is to be 20 feet deep with brick walls 9 feet high externally. The Wall in thickness equal to the width of the Brick or length of one. The Roof to be built made of good Shingles. The Rooms to have good floors of Common Boards and be lathed and plastered above. The Windows to contain 12 panes of glass 18 by 15 with excellent sash suitable for use in summer Barracks. The proposed arrangement of rooms is exhibit in the accompanying plan and elevation.*

*C. J. Ogden  
Adj. S. Master*

Figure 1.07. "Estimate of Expenses of Temporary Barracks of Brick for each 110 feet on Acct of Company Rooms," 1839.

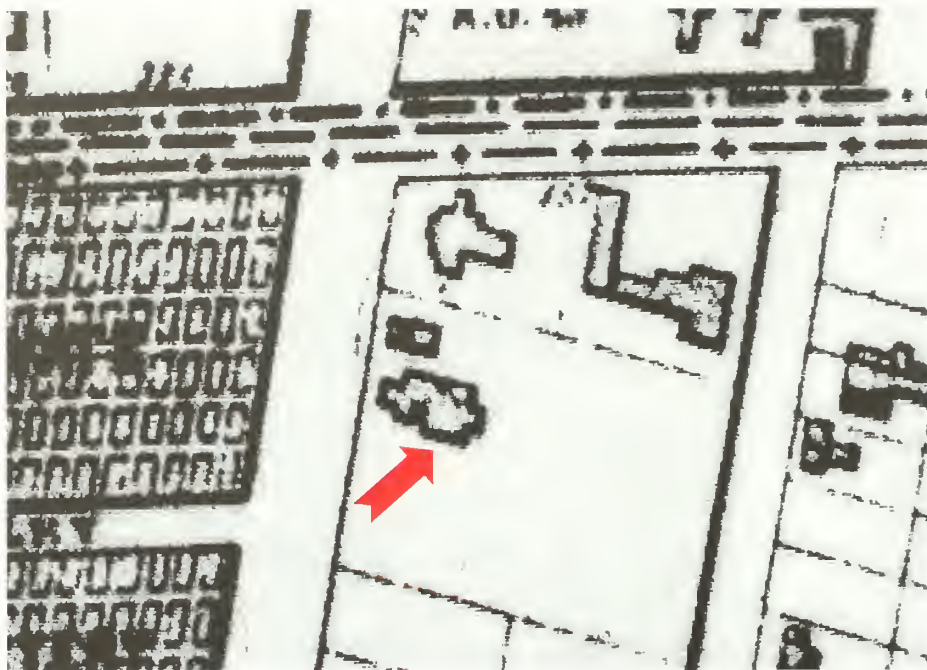


Figure 1.08. Ansley Wilcox House, as shown on "Map of Buffalo," 1856.

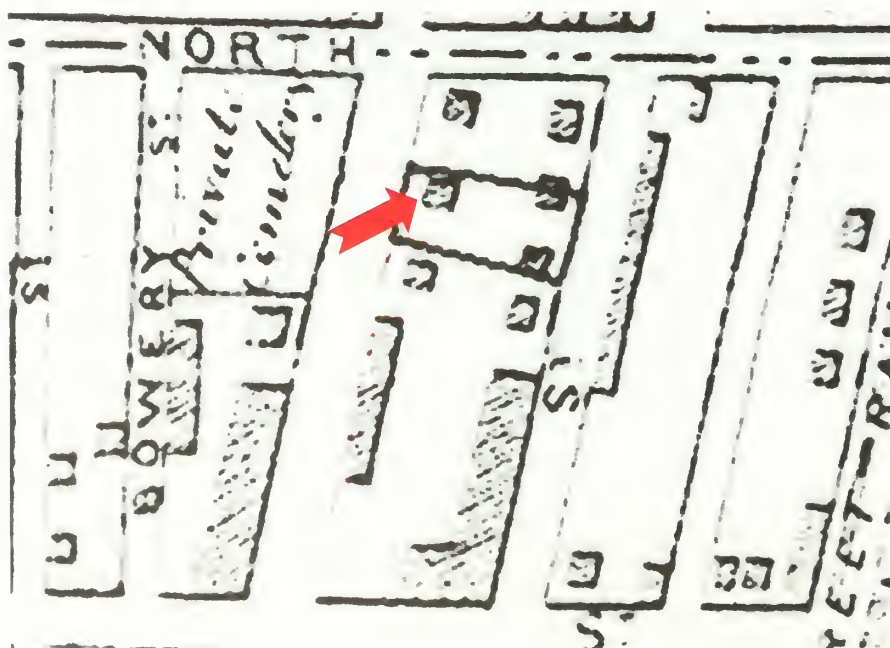


Figure 1.09. Ansley Wilcox House, as shown on *Atlas of Erie County, New York*, 1866.

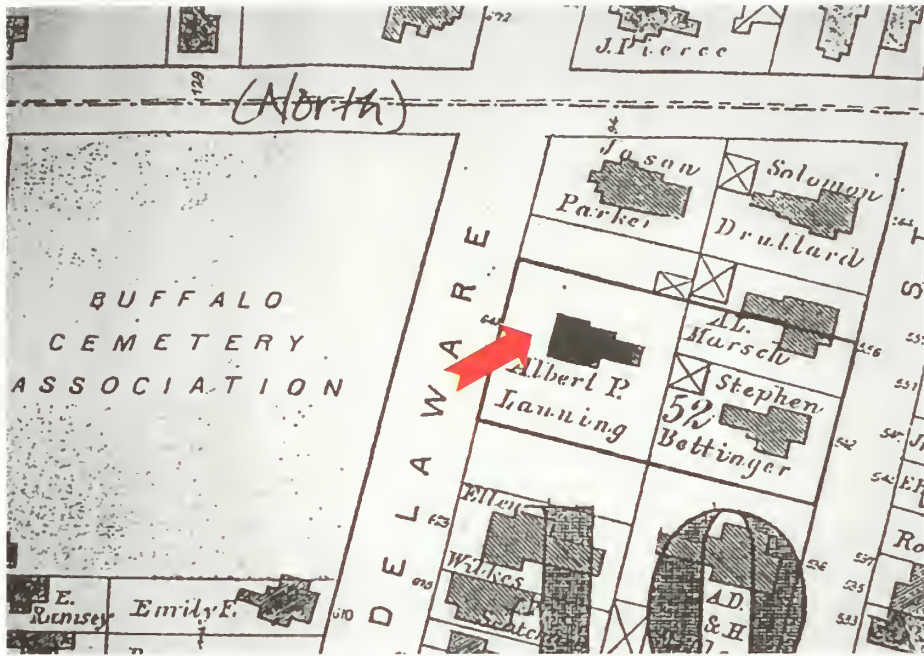


Figure 1.10. Ansley Wilcox House, as shown on *Hopkins Atlas of Erie County, New York* (1872).

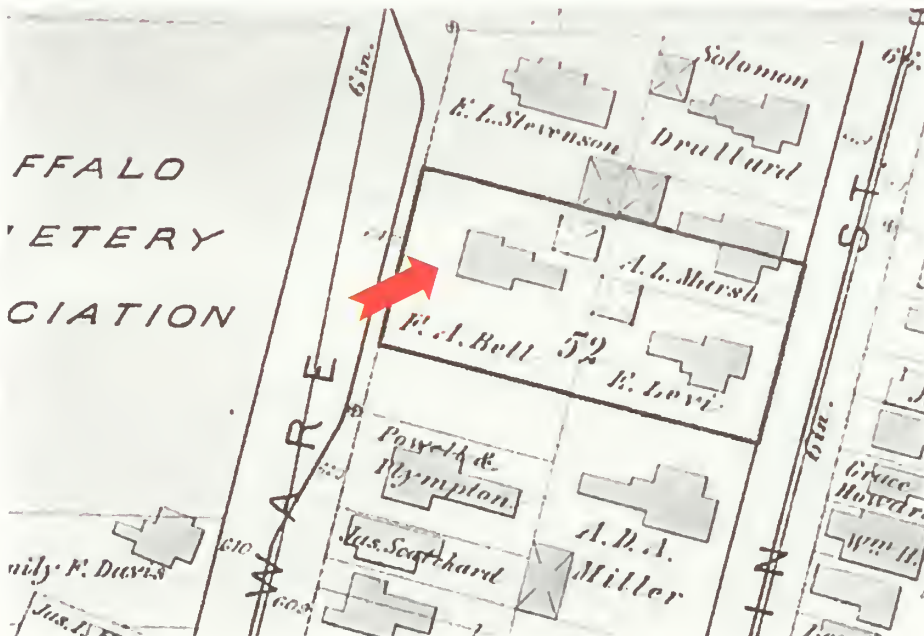


Figure 1.11. Ansley Wilcox House, as shown on *Atlas of Erie County, New York*, 1884.





Figure 1.12. "Bird's Eye View of Delaware Avenue," looking southward, 1873.

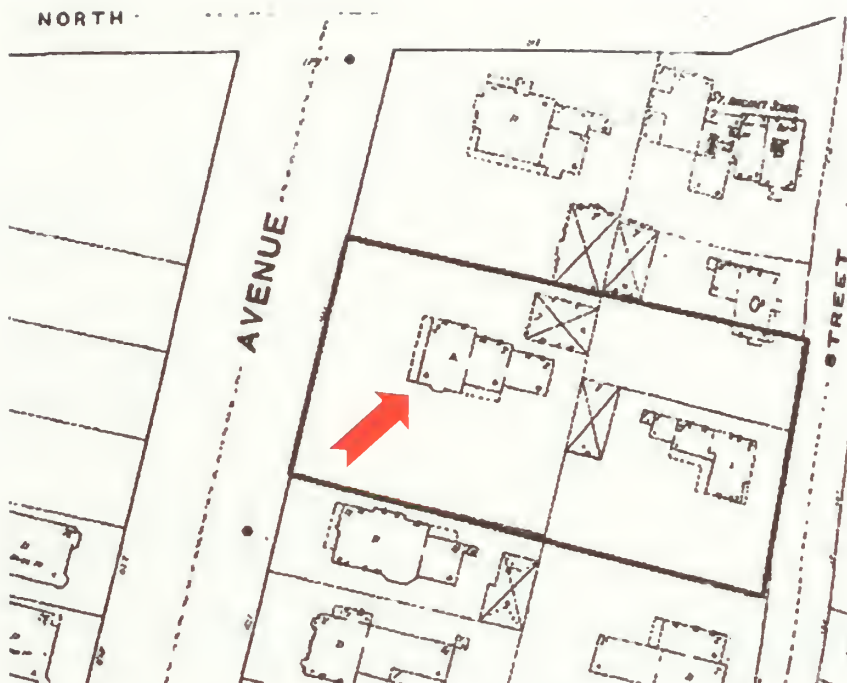


Figure 1.13. Ansley Wilcox House, as shown on Sanborn Company, "Fire Insurance Map for the City of Buffalo," 1889.



Figure 1.14. Ansley Wilcox House, as shown on G.M. Hopkins, *Atlas of Erie County, New York* (1891).



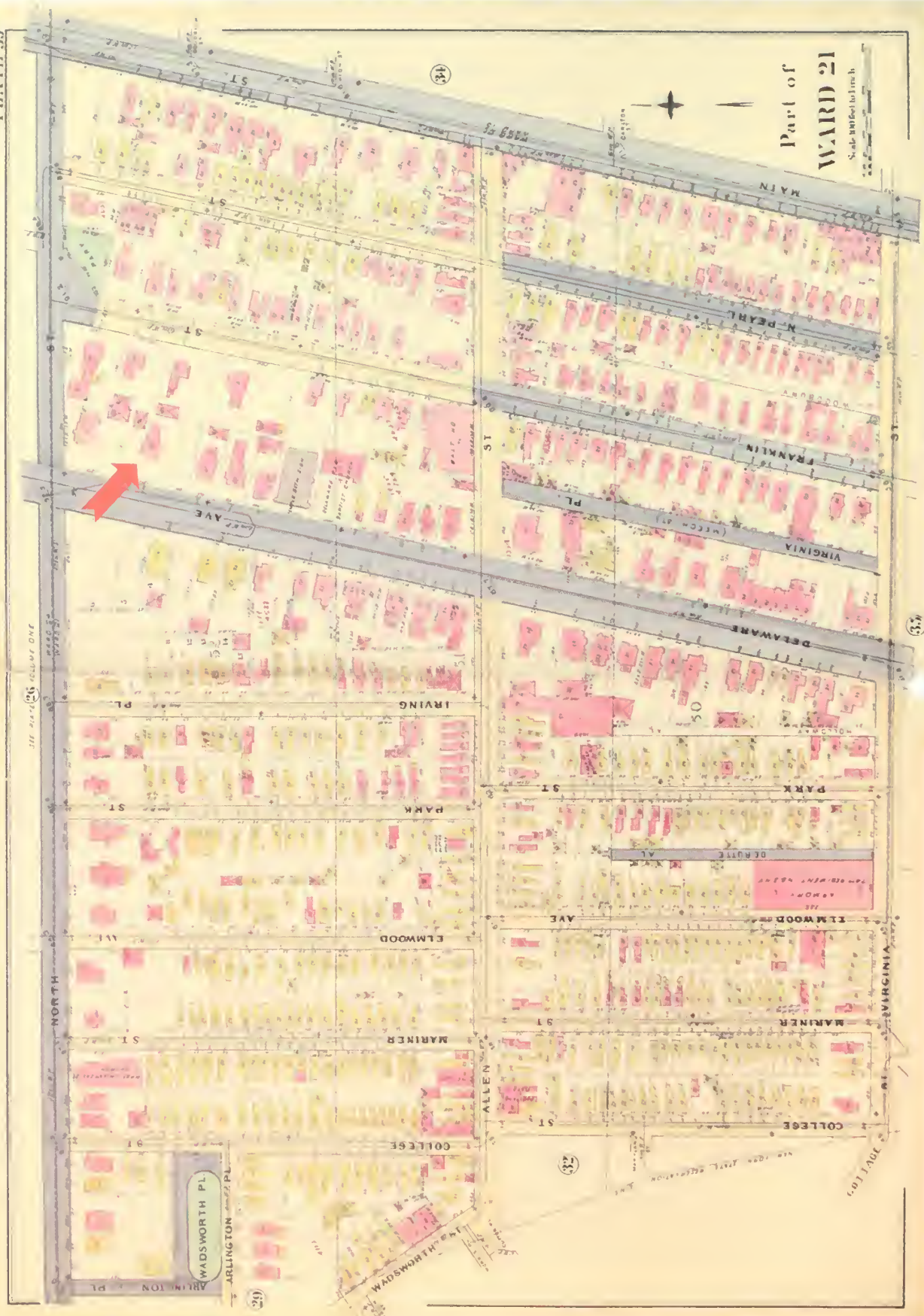


Figure 1.15. Ansley Wilcox House, as shown on *Atlas of the City of Buffalo, New York, 1894*, showing extent of Lot No. 52, Township 11, Range 8.

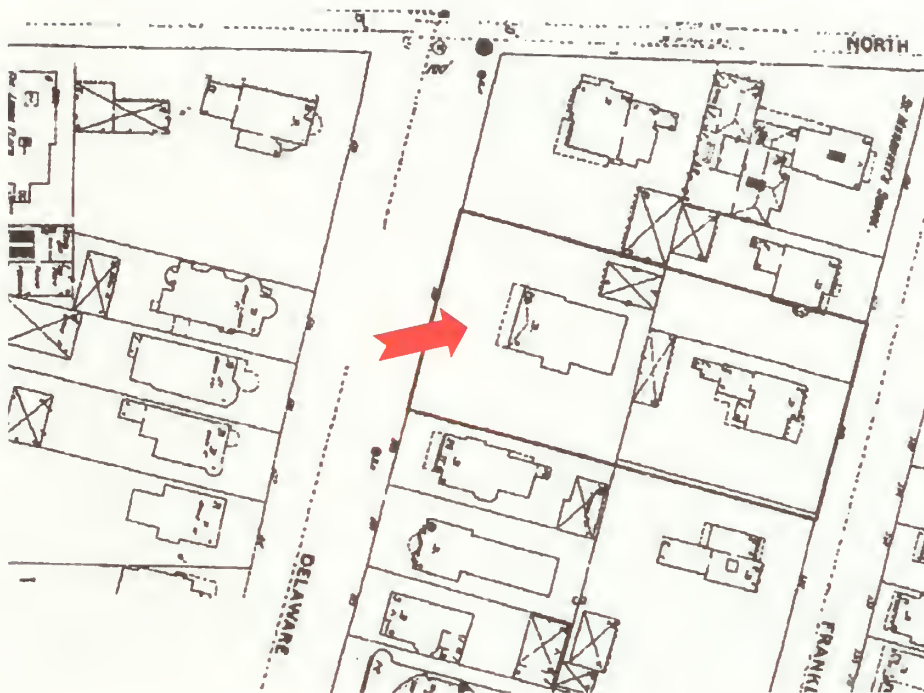


Figure 1.16. Ansley Wilcox House, as shown on Sanborn Map Company, "Fire Insurance Map for the City of Buffalo, New York" (1899).

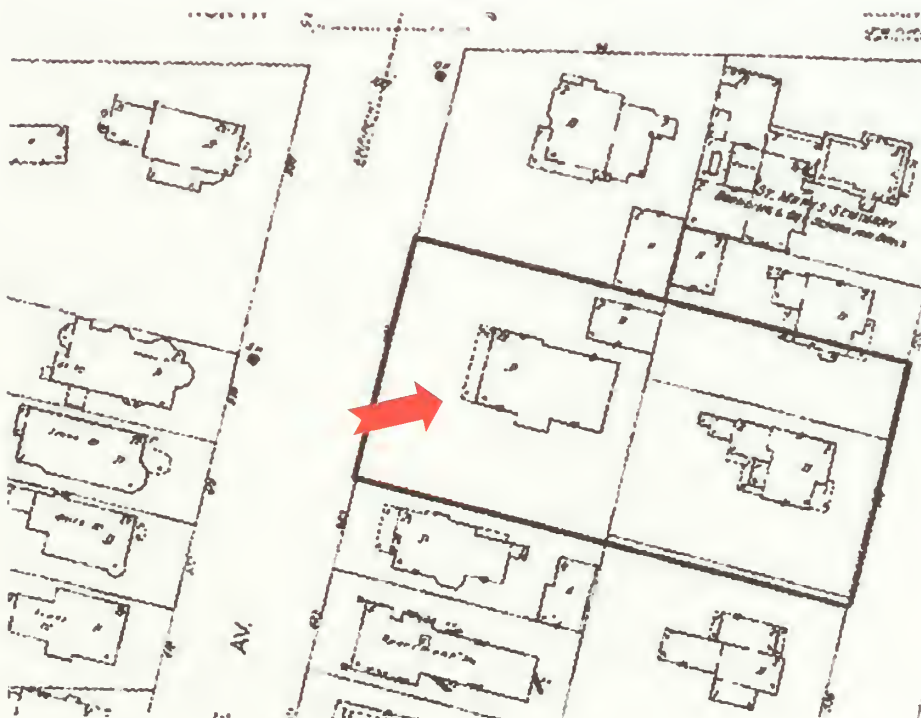


Figure 1.17. Ansley Wilcox House, as shown on Sanborn Map Company, "Fire Insurance Map for the City of Buffalo, New York" (1925).





Figure 1.18. Ansley Wilcox in front of 641 Delaware Avenue, circa 1892- 1896.





Figure 1.19. "West facade, September 14, 1901 - I."



Figure 1.20. "West facade, September 14, 1901 - II."



Figure 1.21. Southwest corner, seen from Delaware Avenue, circa 1901.





Figure 1.22. West façade, seen from Delaware Avenue, September 14, 1901.



Figure 1.23. Northwest corner, seen from Delaware Avenue, circa 1896-1906.



Figure 1.24. Southwest corner, seen from Delaware Avenue, circa 1907- 1910.



Figure 1.25. Visit of President William Howard Taft in April 1910. Taft stands in the center front, with Ansley Wilcox behind and to the right.



Figure 1.26. Southwest corner, circa 1921.





Figure 1.27. Southwest corner, showing 1865 portico, 1885 bay window, 1891 oriel window, and 1896 rear addition, circa 1921.



Figure 1.28. South elevation, circa 1921.



Figure 1.29. North entrance and carriage house facade, circa 1921.



Figure 1.30. West façade, circa 1930.



Figure 1.31. Southwest corner, seen from Delaware Avenue, circa 1924.





Figure 1.32. Southwest corner, circa 1935.



Figure 1.33. Northwest corner, circa 1965.





Figure 1.34. West facade, circa 1965.



Figure 1.35. North (1938) addition, circa 1965.



Figure 1.36. Pilaster capital detail, circa 1965.



Figure 1.37. Aerial view, September 14, 1971.



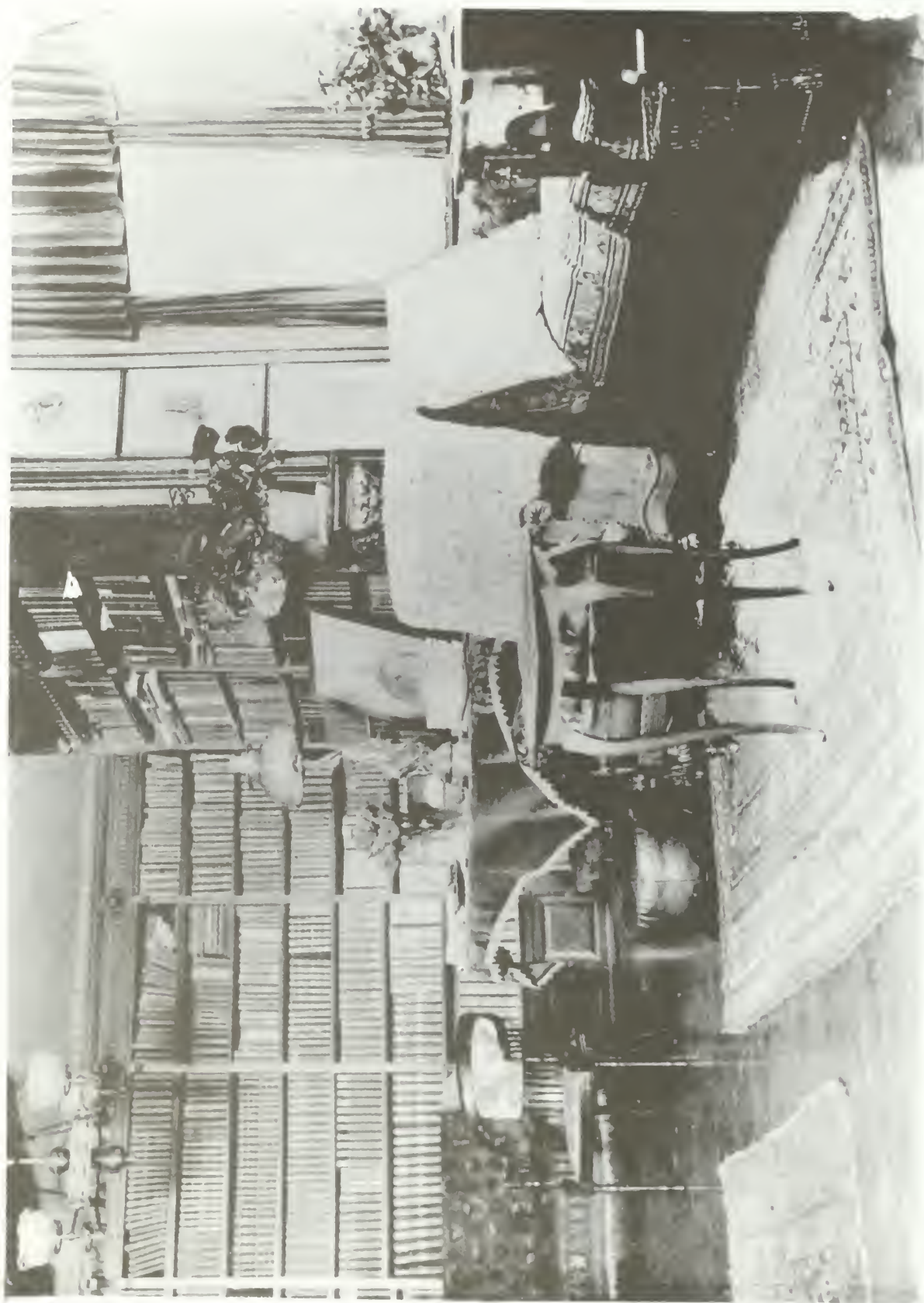


Figure 1.38. Library (room 104), looking east; taken following the inauguration on September 14, 1901. The small table in front of the bay window marks the location where Roosevelt stood during the inaugural ceremony.



Figure 1.39. Library (room 104), looking southeast; taken following the inauguration on September 14, 1901. The small table in front of the bay window marks the location where Roosevelt stood during the inaugural ceremony.





Figure 1.40. Library (room 104), looking east, fall 1901.



Figure 1.41. Library (room 104), looking west, circa 1921.

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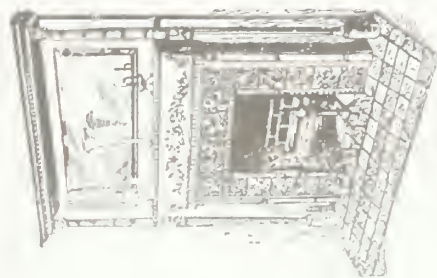
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Figure 1.42. Left: Advertisement for "Loomis & Bush Interior Decorators," 1884; right: advertisement for "Alvin W. Day," 1900.



Figure 1.43. East half of Double Parlor (room 103), north wall, circa 1921.



Figure 1.44. Double Parlor (room 103), looking east, circa 1921.



Figure 1.45. Living/Morning Room (room 107), looking south, circa 1921.





Figure 1.46. Dining Room (room 108), looking east, circa 1921.



Figure 1.47. Dining Room (room 108), looking south, circa 1921.



Figure 1.48. Library (room 104), looking east, circa 1934.



Figure 1.49. Bedroom (room 205), looking north, circa 1934.



Figure 1.50. First story, looking northwest from Library, circa 1966.



Figure 1.51. First story, looking north from Living/Morning Room, circa 1966.





Figure 1.52. First story, closed northwest window, circa 1966.



Figure 1.53. North Gallery (room 202a), as viewed from South Gallery, circa 1966.





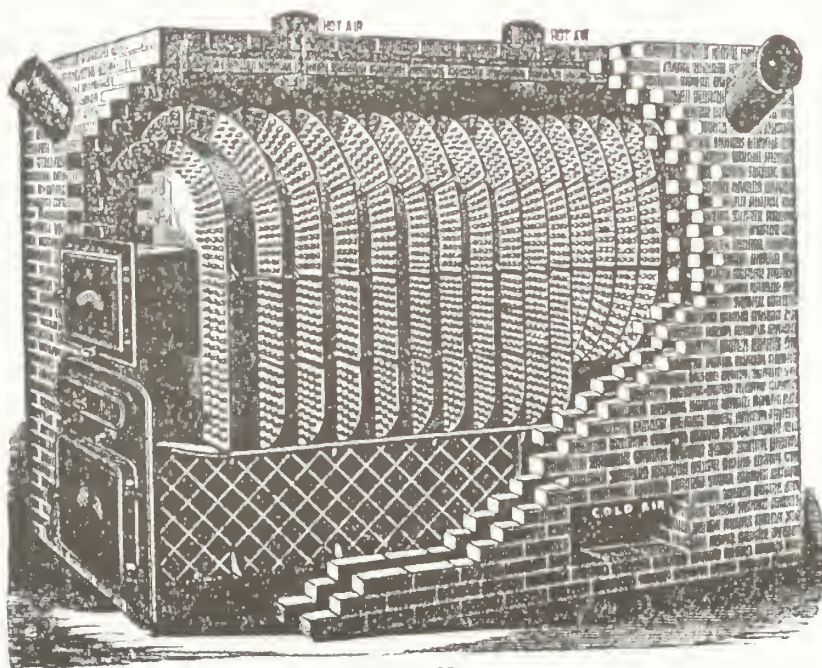
Figure 1.54. South Gallery (room 202c), east wall, circa 1966.



Figure 1.55. Bedroom (room 205), east wall, circa 1966.



Figure 1.56. Kitchen (room 112), library bookcases salvaged from 1938 alterations and reinstalled on west wall, 1966.



*Gold's Heater.*

Figure 1.57. "Gold's Heater."



# CHRONOLOGY OF DEVELOPMENT AND USE

## Overview

The Ansley Wilcox House is the product of a long and complex developmental history. The purpose of the following section is to outline the chronological development of the structure, in order to aid the understanding of its present physical condition in relation to its condition at the time of the Roosevelt inauguration on September 14, 1901.

## Original Construction, Circa 1835- 1840

The site of the Buffalo or Poinsett Barracks – as indicated on historic maps, and on a detailed site diagram with physical description published in 1905 – was located between Main, Allen, Delaware, and North Streets. A formal parade ground extended across an upper terrace on the northern half of the site, while company gardens, stables, and other utilitarian buildings were located below, facing Allen Street to the south. The sally port entrance was located on Main Street at the east end of the parade ground. The entire site was surrounded by a wood fence; around the parade ground was a roadway along which one- and two- story brick structures were arranged, including administration and headquarters buildings, quarters for officers and troops, a hospital, a guard house, a sutler's store, and support buildings.<sup>1</sup> (See Figures 1.02-1.05.)

At the western end of the parade ground was a row of attached buildings that served as officers' quarters. In the middle of this row, on axis with the parade ground and sally port entrance, was a large building that created an architectural focal point. Today this building survives as the western section of the Wilcox house. While no contemporary drawings of this building have been discovered, rudimentary drawings, specifications, and estimates for other buildings on the site, including the officers' quarters on either side, were prepared in 1839 by Assistant Quarter

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<sup>1</sup> Martha Fitch Poole, "Pleasant Memories of the Social Life of Buffalo in the 30s and 40s – Part VI: The Garrison," *Buffalo Historical Society VIII* (1905), pp. 468- 471.



Master Edmund. A. Ogden.<sup>2</sup> (See Figures 1.06 and 1.07.) These documents indicate a “temporary” form of construction different from the more substantial construction of the larger middle building. The difference in construction of the middle building, along with its absence from military records, suggests that it may have been constructed prior to the other barracks buildings during the period between October 1835 and August 1836, when the property was owned by developer Benjamin Rathbun.

A letter written by Helen Chapman, an occupant of the house in 1840, provides a limited first-hand account of the interior of this building during the military occupancy:

We have two parlors connected by folding doors, two large rooms above them, a furnished garret, a large convenient kitchen, servant’s room and cellar... In the parlor we have closed the fireplace and have a little stove like yours, so by throwing open the doors in the morning we make each room very comfortable.

They are a Major’s quarters and we are sure of keeping them until spring, very likely through the summer. It is a double house and the other half is occupied by a Dr. Woods and his family.<sup>3</sup>

Physical investigation of the west section of the present Wilcox house indicates that the structure was built as a two-story brick building with a full basement, a rubblestone foundation, and a gable roof with the ridge running east/west. It is not clear as to which gable end (east or west) was originally intended to be the front of the building. During the military occupancy, however, the principle façade was on the east gable end facing the parade ground. The floor plan was two rooms deep, with a 10-foot-wide center bay flanked by 16-foot-wide bays on the north and south sides. The brick side walls each incorporated two chimneys extending from the basement through the roof. This provided a fireplace in the center of each room on the basement, first, and second stories. It is also not known if the building was originally built as a double house. During the military occupancy, however, it is known to have been divided into a double house, possibly by a frame partition running parallel to the roof ridge. It is known that the center bay contained vertical circulation extending from the basement to the attic, but the configuration of the staircases and entrance doorways is not known.

The west (rear) elevation facing Delaware Street had a wide stone areaway in front of the center bay. If the building had originally faced the street during the 1830s, it is possible that this may have been the foundation for a front porch. During the military occupancy, it most likely served as an accessway to the basement, where the kitchen, servant’s room, and cellar (i.e., food storage area) as described by Chapman were probably located. This supposition of the basement kitchen (or possibly separate kitchens for each household) is supported by Poole’s claim that “kitchens were almost universally in the basement [during the 1830s].”<sup>4</sup> On the first story, an

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<sup>2</sup> E. A. Ogden, Assistant Quartermaster, Buffalo to Captain James Bankhead, 2nd Regiment Artillery, Buffalo, September 7, 1839; and Ogden to Colonel H. Stanton, Assistant Quarter Master General, June 26, 1839; Old Military and Civil Records Textual Archives Services Division; Record Group (RG) 92, National Archives and Records Administration, Washington, D.C. (NAB). These letters incorporate plan and elevation drawings and estimates for the Hospital, Guard House, and attached Barracks Buildings.

<sup>3</sup> Helen Chapman to Emily Blair, December 27, 1840, Chapman Family Collection, Eugene C. Barker Texas History Center, University of Texas at Austin. Typescript furnished by Theodore Roosevelt Inaugural Site Foundation (TRISF) Research Committee, Buffalo, NY.

<sup>4</sup> Poole, “Pleasant Memories,” p. 453.

entrance doorway (or possibly separate doorways for each household) was located on the east façade. Each household had a double parlor separated by folding doors, as described by Chapman, with similar rooms on the second story and a large finished room or garret in the attic.

During the military occupancy, one- story brick barracks were constructed abutting the north and south walls of the middle building. As indicated in the Assistant Quartermaster's drawings and correspondence, these buildings were one room (20 feet) deep, with continuous lateral gable roofs extending up 100 feet. Exterior walls were 9 feet high and two bricks thick, supported on 18- inch- deep rubblestone foundations. This "temporary" construction contrasted with the construction of the middle building, which had a full basement with stone foundations 20 to 24 inches thick and exterior walls three bricks thick. It also probably explains why the "temporary" buildings were in such poor condition after only five years,<sup>5</sup> and why the middle building survived.

## Masten Additions and Alterations, Circa 1848

Aside from the removal of the temporary military buildings from the site, little documentation has been found related to the alterations in 1848, which transformed the middle building from the officers' double- house into Joseph G. Masten's private residence known as "Chestnut Lawn." As indicated on Masten's deed from Ebenezer Walden<sup>6</sup> and illustrated on the 1856 map of Buffalo, "Chestnut Lawn" was a 175- foot- wide parcel that extended between Delaware and Franklin Streets, incorporating the officers' double house. (See Figure 1.08.) The map shows a small entrance porch projecting from the center of the east façade and overlooking a broad lawn and Franklin Street, which passed through the former parade ground to North Street. In addition, a number of additions were attached to the west (rear) side of the house, which possibly included a first- story kitchen and servants' quarters; located off the northwest corner of the house was a stable or barn.<sup>7</sup>

The fact that basement window wells survive under the present west portico suggests (a) that they predate both the portico and Masten's rear additions, and (b) that the rear additions may have been supported on shallow foundations over a crawlspace, leaving the earlier window wells undisturbed. The alignment of the rear additions with the north side of house also suggests that Masten may have, to some extent, retained the double- house configuration from the military period. This perhaps provided separate quarters for Agnes Masten (age 62) and John Masten (age 35), who are thought to have been Joseph Masten's mother and brother.<sup>8</sup> As indicated on

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<sup>5</sup> Captain (name illegible), Buffalo, to Colonel H. Stanton, Washington, D.C., October 14, 1845; Old Military and Civil Records Textual Archives Services Division, RG 92, NAB. Photocopy furnished by TRISF Research Committee.

<sup>6</sup> Buffalo and Erie County Registry of Deeds, September 22, 1847; Book 122, Page 625.

<sup>7</sup> The 1856 Van Berge map of Buffalo is the sole evidence of Masten's rear additions and outbuilding. No other reference to their construction or later removal has been found.

<sup>8</sup> See the "Historical Background and Context" section of this report.

the 1856 map, the rear additions wrapped around the north and west sides of the stone areaway, leaving the basement areaway at the center of the west elevation unobstructed. The brick chamber remains at the center of the basement suggest that Masten added a central heating furnace in the center of the basement, using the basement areaway for fuel delivery and access between the cellar and the rooms in the rear ell.

## Laning Alterations and Addition, Circa 1864- 1865

Around 1864- 1865, the former officers' double house, as modified by Joseph Masten, was altered and enlarged by builder Thomas B. Tilden for Albert P. Laning.<sup>9</sup> These alterations were necessitated by the subdivision of the property and the construction of a new house on its front (east) lawn. (See Figure 1.09.) As a result, Laning reversed the orientation of the house to face Delaware Street to the west, and constructed a rear service wing facing east.

Laning's Greek Revival- style west portico with Tuscan columns and entablature and Italianate embellishments created the public face of the house that survives today. (See Figure 1.09- 1.11.) Given the formality of Laning's new west front – in contrast to the utilitarian character of the Delaware Street elevation during the military and Masten occupancies – it is possible that the present uniform brickwork and tall windows were constructed at this time. This is suggested in Ethel Chapin Patch's recollections:

Large windows and a wide front doorway were built, and the columned porch was added making this house one of the most impressive homes in Buffalo.<sup>10</sup>

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<sup>9</sup>“Mr. Roosevelt Made President,” *The Buffalo Express*, September 22, 1901. This article cites Jared H. Tilden, the son of Thomas B. Tilden, and Samuel Welch as its information sources related to the building history. Thomas B. Tilden was listed as a builder and dealer in masonry and plaster materials in Thomas' *Buffalo City Directory* through much of the 19th century. In addition, Benjamin Rathbun listed him as a foreman brick mason and associate during the 1830s; see Benjamin Rathbun, “The Case of Benjamin Rathbun. This Remarkable Financier's Own Statement of His Operations in Buffalo and Niagara Falls, Culminating in Forgery and Imprisonment,” *Buffalo Historical Society Publications* XVII, 1912- 13, p. 232.

<sup>10</sup> Ethel Chapin Patch, “Recollections of Ethel Chapin Patch 1935 and 1938.” Typescript by Margaret Paul, 1982, TRISF Research Committee Files, pp. 8- 9. Born in 1882, Patch was a friend of Wilcox's sister and visited the house as a child in the 1880s and 1890s. Her description of the building during this period, including the Masten, Laning, and Wilcox alterations, can be considered to be primary source material. However, her attribution of the major features of the Laning alterations to Masten is incorrect.



The earliest written documentation related to Laning's portico is the recollections of Samuel M. Welch, published in 1891. Welch recalled that the double house originally faced east, overlooking the parade ground:

...with a portico and large columns. A subsequent owner, however, in military parlance turned it to the right about face; the portico and pillars now face Delaware Avenue.<sup>11</sup>

Following the Roosevelt inauguration, an article in *The Buffalo Express* on September 22, 1901, stated:

The portico which once stood upon the eastern side of the house was moved bodily to the Delaware Avenue side when the change of front was made. The building shows signs of having been raised from a story and a half to its present height and a cellar having been put under it, there having been none originally...<sup>12</sup>

It is possible that the portico was relocated in its entirety from the east to the west façade, but such action would be inconsistent with the building footprint indicated on the 1856 Van Berge map, and difficult to confirm without further physical or documentary evidence. Similarly, this newspaper article's statement about the original building having been a story and a half and without a basement are inconsistent with Chapman's first-hand account in 1840,<sup>13</sup> and difficult to confirm. Low brick retaining walls running the length of the basement in front of the north and south walls suggest remedial work that might relate to the 1901 *Buffalo Express* claim about a "cellar having been put under it." It is possible that these walls represent repairs or shoring of the lower basement walls, or else the lowering of the basement floor (perhaps to accommodate an enlarged central heating system) by excavation and encasing the excess fill behind the low retaining walls. In addition, it is likely that the areaway beneath the west portico was partially filled and abandoned, and its doorway opening filled with the present brick and a casement window at this time.

If not previously removed or altered during the Masten occupancy, the dividing wall and multiple staircases of the double house were taken out to make way for a new front- to- back hallway, with staircase and vestibule, oriented toward the new west front. Much of the evidence of Laning's interior alterations was removed when the building was gutted in 1938. However, the general arrangement of first- story rooms survived into the 1880s, and was later recalled by Patch:

The interior was changed by removing the partition in the center of the house. A wide hall was made by removing the two staircases and placing one against the wall on the left side of the entrance. Four doorways, two on each side of the hall, opened into four square rooms with a mantle and fireplace in each room. Two

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<sup>11</sup> Samuel M. Welch, *Home History, Recollections of Buffalo During the Decade from 1830 to 1840 or Fifty Years Since* (Buffalo: Peter Paul & Bro., 1891), p. 287.

<sup>12</sup> "Mr. Roosevelt Made President."

<sup>13</sup> Chapman to Blair, December 27, 1840.



windows were on either side of the fireplaces and two windows in each room on the front of the house.<sup>14</sup>

This suggests that after the north and south exterior walls were no longer covered by the temporary one- story barracks buildings, four new windows were uniformly spaced on each wall flanking the fireplaces. It is not clear whether these windows were introduced by Laning or Joseph Masten, or whether they were features of the pre- 1839 construction. Interior doorway and window trim throughout the first story, consisting of mitered ogee (cyma reversa) moldings and plinth blocks, was probably introduced during this period. (See Figures 2.30 and 2.31.) On the second story, however, it is possible that Greek or Egyptian Revival- style shouldered architrave trim was retained from an earlier period on the new tall west windows. (See Figures 1.53 and 1.54.)

Today, Laning's two- story rear (east) addition is known from an 1872 map and a set of existing- conditions plans drawn by architect George Cary in 1896.<sup>15</sup> The "ghost" of the roofline of this addition, and remnants of its stepped flashing, also remain where it abutted the original brick structure. (See Figure 2.75.) Though room functions are not indicated on the 1896 floor plans, it appears that the first story of the addition included kitchen, laundry, and related service spaces, along with multiple entrances and staircases for family use and service access. On the second story, there were family bedrooms adjoining the main house, and servants' quarters at the rear. Based on the wide doorway between the new kitchen in the service wing and the original structure, it is also possible to deduce that the southeast room in the former double house was used as the Laning dining room. The fact that the staircase in the east addition extended from the basement only to the second story, suggests that the main staircase in the original building must have continued as the sole access to the third story in the older section of the house.

Though not mentioned in any documentation, the remains of a brick chamber extant in the center of the basement suggest that Laning altered a pre- existing brick furnace chamber to accommodate a larger furnace for an expanded central heating system. This would have served the existing house and the new rear addition, with feed and clean- out openings on the east wall facing the new basement stairway. (See Figures 1.57 and 2.23- 2.27.)

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<sup>14</sup> Patch, "Recollections," pp. 8- 9. This general room configuration recalled by Patch may be reliable, but details related to removed earlier features, and the arrangement of windows on the north and south walls and doorways in the center hall, are unconfirmed and questionable. See the discussion of the Front Hall (room 102) in "Current Physical Description, Interior Elements."

<sup>15</sup> George Cary Architectural Drawings of 641 Delaware Avenue. Buffalo and Erie County Historical Society (BECHS), Buffalo, NY. See Appendix B.

## Construction of Carriage House, Circa 1872- 1880

The 1880 federal census lists William French, coachman, as residing in the Laning household.<sup>16</sup> An 1872 map illustrated the property with no outbuildings. (See Figure 1.10.) Thus, it is likely that Albert Laning constructed a brick carriage house on the property sometime between 1872 and 1880. The earliest record of the carriage house is an 1884 map, which shows the property after it was acquired by Frederick A. Bell, with Laning's east service wing and the carriage house off the northeast corner. (See Figure 1.11.) The west façade of the carriage house (demolished in 1938) is clearly illustrated in a 1921 photograph. (See Figure 1.29.)

## Wilcox Alterations, Circa 1885- 1890

After settling into the house and the birth of their daughter Frances on November 16, 1884, Ansley and Mary Grace Wilcox undertook a number of interior alterations during the mid- or late 1880s. These were described by Ethel Chapin Patch as follows:

In the period from 1885 to 1890 the Wilcox home was remodeled. Mr. George Cary, the well known architect had charge of the alterations. The two rooms on the right or south side of the entrance hall were made into one large room. The fireplace in the front room was retained. The windows on this side of the house were all changed. A bay window was made in the center of the south wall and a narrow window with a stained glass top was made on the south wall near the far end of the room. The walls of this room were lined up to about one foot from the ceiling with fine light oak open bookcases, completing a spacious library. Two doorways with mahogany doors led from this room into the front hall.<sup>17</sup>

These alterations thus converted the double parlors on the south side of the house into a single large room that served as the Wilcox library. As indicated on George Cary's 1896 existing-conditions drawings, the location of the Laning kitchen suggests that the south parlors probably served as the Lanings' dining room.<sup>18</sup> Thus, in the process of creating the library in 1885, the Wilcoxes probably moved their dining room into the north double parlor.<sup>19</sup> On April 2, 1885, Ansley wrote to Mary Grace stating that a new window was put in by the bookcase in the

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<sup>16</sup> U.S. Department of Commerce, Bureau of the Census, *Tenth Census of the United States*, 1880, consulted on [Ancestry.com](http://Ancestry.com) Feb. 14, 2006.

<sup>17</sup> Patch, "Recollections," p. 10.

<sup>18</sup> George Cary Architectural Drawings of 641 Delaware Avenue, BECHS.

<sup>19</sup> Louise H. Eder, "Interview with Mrs. Nathaniel B. (Ethel Chapin) Patch," April 30, 1969 (typescript), p. 2. TRISF Research Committee Files. Mrs. Patch recalled in 1969 that the library had two entrance doors "that matched those leading into the dining room." Presumably this is a reference to the Wilcox dining room on the north side of the house during the period 1885- 1896.

library.<sup>20</sup> Presumably this refers to the narrow window with a stained-glass panel in the southeast corner of the room, suggesting that these alterations were underway in 1885. If that is the case, however, George Cary's involvement is questionable. Between 1883 and 1889, Cary is known to have been studying in New York City and Paris, though he maintained a consistent residential listing in the Buffalo city directory.<sup>21</sup> In contrast to Cary's academic classicism, the Wilcox library is largely an assemblage of fashionable architectural features and furnishings, and is more likely the work of one of the commercial decorating firms that advertised in the Buffalo directories during this period.<sup>22</sup> (See Figures 1.38 – 1.42.)

In conjunction with the library alteration, it is likely that the one or both halves of the north double parlor on the first story (room 103) were redecorated to serve as a dining room. The mantelpiece now missing from the east half of the double parlor and the parquet floors in the same room and in the entry vestibule (room 101), were probably installed during this period. (See Figures 1.43 and 2.28.) Evidence of the extensive remodeling campaign of 1885 is found on the Sanborn Company fire insurance map, which first indicated the new library bay window in 1889. (See Figure 1.13.)

## Wilcox Alterations, Circa 1892

Architect George Cary probably made his first mark on the property in 1892, when he designed a second-story oriel window that was built on the south elevation of the house, illuminating the southwest bedroom.<sup>23</sup> (See Figures 1.24, 1.26, and 1.27). This window may have been part of a broader second-story remodeling campaign. Cary's design included a built-in cupboard; it projected 18 inches from the exterior walls, with an elliptical domed window glazed with patterned leaded glass. When this window was installed, it is likely that the adjacent window around the corner on the west façade (W13) was plastered over on the interior and shuttered on the exterior.

Little information has been discovered about the southwest bedroom in which the oriel was located. Demolition notes on the 1938 architectural drawings indicate the removal of a bathroom and dividing partitions, as well as the removal of the plaster covering the window on the west facade. While it is thought that Theodore Roosevelt stayed in a bedroom on the south side of the house in 1901, documentary and physical investigations about the configuration of rooms in this area is unclear. In addition, because of the decorative style of the window, and the

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<sup>20</sup> Ansley Wilcox to Grace Wilcox, April 2, 1885; MSS B73- 2; Rumsey- Wilcox Family Papers; Box 2; Folder 4; BECHS. Abstract furnished by TRISF Research Committee.

<sup>21</sup> "George Cary Dies; Noted as Architect," *The Buffalo Courier Express*, May 6, 1945.

<sup>22</sup> Mantelpieces of similar design to those in the Wilcox library and north double parlor were illustrated in advertisements for Alvin W. Day around the turn of the century. According to Buffalo directory listings, Day was employed with Loomis & Bush Interior Decorators in 1884 and later partnered with George H. Bush in 1885 before opening his own business in 1886, which continued into the 20<sup>th</sup> century.

<sup>23</sup> "F.S.D. [full size detail] of Bay Window Residence of Mrs. Wilcox," July 19, 1892; "Detail of Bay Window on House for Mr. Wilcox," n.d. George Cary Architectural Drawings of 641 Delaware Avenue, BECHS.

fact that one of Cary's drawings of it refers to "Mrs. Wilcox," this window and the room in which it was located may have been associated with Mary Grace Wilcox prior to construction of her new room (room 207) at the east end of the 1896 east addition.

## Wilcox Addition and Alterations, 1896- 1897

In 1896, the Wilcoxes demolished the Laning rear (east) addition and commissioned architect George Cary to design a larger addition in its place. This project, designated as Job No. 48, is documented by a number of Cary's architectural drawings and specifications, which are preserved at the Buffalo and Erie County Historical Society. (See Appendix B).

The addition contained elaborate family spaces adjoining the original structure on the first story, and throughout the second story. Service spaces and servants' quarters were located in the basement, at the back of the first story, and on the third story. First- story family spaces along the north side of the addition included a Side Hall, which had a doorway to the carriage driveway at its north end, and an opening to an east/west Back Hall at its south end. East of the Side Hall was a stairway ascending from the Back Hall to the third story. Along the south side of the addition were a new living room (or morning room) with bay window, and a new dining room with double doors to a porch (a wooden deck with iron railing). The second story had a center hall, three chambers (one with a dressing room), three bathrooms, and a sewing room.

No drawings show the alterations made to the front, older section of the house at this time. Cary's architectural drawings include only existing- conditions plans of the Laning service wing, and construction drawings of the new wing that replaced it. However, Cary's plans and specifications indicate the following work was proposed for the front part of the house:

- relocating the central heating plant from the existing basement to the new basement;
- installation of new oak flooring in the first- story main stair hall, to matching the flooring of the new back hall and north side hall;
- altering the doorway openings between the new and old buildings;
- reroofing the entire house with standing- seam tin;
- reconstructing the chimneys with elaborate corbels and ornamental stone or terra cotta caps; and
- installing iron supports in the basement to reinforce the first- story floor.

In addition, Cary indicated that the second- story hall in the new addition would have trim with shouldered architraves modeled after those in the older section of the house. Specifications also stated that doors from the demolished earlier addition could be salvaged and reused in the third story of the new addition, and that the stone foundation facing and roof cornice on the addition should match those existing on the older section of the house.



On June 19, 1896, a building permit for the addition was granted to Dexter P. Rumsey, father of Mary Grace Wilcox and the owner of the property.<sup>24</sup> Construction was presumably completed by the end of the following year. The Wilcox addition was constructed as designed and survives substantially intact today, albeit with interior alterations. Since relatively little time elapsed between Cary's addition and the Roosevelt inauguration, his drawings probably record conditions during the site's period of national significance.

## Wilcox Alterations After 1901

The Cary architectural drawings include designs in 1907 for an ornamental iron fence on top of the retaining wall along Delaware Avenue. Historic photographs (e.g., Figure 1.24) indicated that the fence was installed by 1910, along with braces behind the four chimneys on the original structure.<sup>25</sup>

Additional minor details, which are not shown on the 1896 Cary drawings and which first appear in 1921 photographs, suggest they were added either as afterthoughts during the initial construction, or shortly thereafter before 1921. Among these are the French doors in the Living Room, whose location on the 1896 architectural drawings is occupied by a typical double-hung window. On the south elevation, a gabled pediment over the dining room fanlight appears to have been added in conjunction with an awning frame. (See Figure 1.24.) On the north elevation, an entrance porch was provided with a storm enclosure and an additional built-in bench. (See Figures 1.29 and 2.08.)

Photographs taken between 1921 and 1924 indicate that Cary's 1892 second-story oriel window was removed during this period and replaced by the present casement window. A new second-story window was also installed above the library bay window. (See Figures 1.27 and 1.31.) These alterations may have been in conjunction with a second-story bedroom and bathroom remodeling. Also by 1924, the front steps and Italianate railing were removed from the west portico and replaced by steps of simpler design.

As indicated on architectural drawings done in 1938, a passenger elevator was installed beside the North Staircase, connecting the first and second stories. This elevator is thought to date to the later Wilcox occupancy, when Mrs. Wilcox is known to have used a wheelchair.<sup>26</sup> In conjunction with the elevator installation, the adjacent second-story bathroom (room 204) appears to have been remodeled. It is possible that a third alteration dates to this time, as well. The west wall of the second-story Back Hall (room 203) near the elevator and the bathroom has a section of infill brick beneath an 1896 iron lintel. The infill contains a doorway with shouldered architrave and a paneled wood door. This appears to represent the narrowing of the wide 1896 opening between rooms 201 and 203, shown on the 1896 George Cary second-floor plan.

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<sup>24</sup> See photocopy in TRISF Research Committee Files.

<sup>25</sup> The iron fence was removed by June 1947, according to a historic photograph (TRIS accession #2004.027).

<sup>26</sup> Edwine N. Mitchell, "The Wilcox Mansion and Mrs. Wilcox' Class," *Niagara Frontier* 14 (Spring 1967), p. 7.

## Restaurant Alterations, Circa 1938

Following the deaths of the Wilcoxes, their household contents were sold at public auction in May 1935, and the house probably remained vacant for several years.<sup>27</sup> In 1938, the Estate of Dexter P. Rumsey undertook an extensive remodeling of the property to adapt it for use as a restaurant. Architect Robert A. Hill of Buffalo prepared plans for these alterations and a northeast addition in 1938.<sup>28</sup> (See Appendix C.)

This remodeling essentially gutted the first and second stories of the old section of the house (i.e., the former officers' double house), removing all interior partitions, the main staircase, and mantelpieces. Steel beams and columns were inserted in place of the former bearing partitions on the first and second stories, and plaster ceilings were covered by adhered fiberboard panels. The window at the south end of the second story (W13), which had been closed up circa 1892, was reopened. The 1896 forced hot- air central heating system was removed and replaced by a steam boiler and cast- iron radiators throughout the house. Interior window and doorway casings, baseboards, and plaster were left on the exterior walls, and the removed doors were stored in the basement. Existing finish floors were also retained, but patched and covered with new carpet or tile. (See Figures 1.50 – 1.54.)

Changes were less destructive within the 1896 east wing. The most extensive of these changes took place in the Living/Morning Room, where the north wall was entirely removed and a 10-foot- wide opening was cut into the west brick wall to connect to the original structure. (See Figure 1.51.) In addition, the interior partitions for the pantries were removed to create a single large kitchen. At the time of the 1938 alterations, Ethel Chapin Patch obtained two balusters from the original staircase and a bookcase from the library.<sup>29</sup> The upper portion of another bookcase was relocated to the kitchen. (See Figure 1.56.)

The carriage house was demolished to allow for vehicular parking, and a two- story flat- roofed brick addition was constructed abutting the northwest corner of the house. (See Figures 1.33 and 1.37.) The addition included a private entrance leading to offices and an apartment on the upper stories at the rear of the house. From 1938 to 1961, Oliver and Kathryn Lawrence operated a restaurant and banquet facility in the front of the house, and resided in the apartment on the upper stories at the rear of the house.

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<sup>27</sup> O. Rundle Gilbert, Auctioneer, *Unrestricted Auction Sale, Estates of Ansley Wilcox, Truman G. Avery and others...* [auction catalogue] (New York: O. Rundle Gilbert, Auctioneer and Appraiser, 1935).

<sup>28</sup> Robert A. Hill Architectural Drawings for 641 Delaware Avenue, D.P. Rumsey Estate (1938), TRISF Research Committee Files.

<sup>29</sup> Eder, "Interview with Mrs. Nathaniel B. (Ethel Chapin) Patch," p. 2. These items were eventually incorporated into the 1971 restoration and rehabilitation.

## National Park Service Treatment, Circa 1969

The Lawrences' lease of the property in 1961 to a developer who proposed to raze the house generated a storm of local protest and efforts to preserve the structure. In 1964, the property was sold to the Liberty National Bank and Trust Company; it remained vacant for four years, while steps were undertaken and funds raised to assure its preservation. During this period, the structure was stabilized and "mothballed" by a community volunteer effort. Architect William Shelgrin reported that "considerable work of refurbishing and winterizing was performed by the community including interior cleaning, exterior painting, heating and plumbing."<sup>30</sup> On November 22, 1966, the property was listed on the National Register of Historic Places and Public Law 89- 708 was passed, authorizing federal- government acquisition of the property and establishing the national historic site. This was followed by the preparation of a Master Plan, which was approved by the National Park Service on September 18, 1967.<sup>31</sup> This plan recommended a combination of "restoration" and "rehabilitation," a treatment that was further evaluated and detailed in a historic structure report that was approved by the National Park Service in November 1969.

After the Wilcox House was deeded to the United States of America on May 23, 1969, the initial rehabilitation and restoration work was undertaken by the Theodore Roosevelt Inaugural Site Foundation Incorporated of Buffalo, New York, under the provisions of a cooperative agreement between the National Park Service and the foundation.

As stated in the historic structure report:

The proposed use of the structure will be to preserve the Ansley Wilcox House and interpret the inauguration of Theodore Roosevelt as President of the United States here on September 14, 1901, the meaning of the event to the nation and the historic development of the site. The front part of the house on the first floor will be developed as a historic house museum partially furnished and partially used as a visitor reception and exhibit space. The remainder of the house will be available for lease to private organizations for activities compatible with the primary "historic site" purpose.<sup>32</sup>

The implementation of this initial treatment was outlined in the 1969 historic structure report and on drawings prepared by Shelgrin, Patterson & Marzec, Architects, of Buffalo. (See Appendix D.) Exterior work was largely repair and replacement in accordance with the Secretary of the Interior's Standards for "preservation." Included in this work was in-kind replacement of the standing-seam tin roof on the entire structure, and reconstructing the Dining Room porch and window well beneath it. The window at the south end of the second

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<sup>30</sup>William O. Shelgrin and Walter S. Dunn, Jr., *Historic Structures Report: Ansley Wilcox House National Historic Site Part II* (U.S. Department of the Interior, NPS Office of Archeology and Historic Preservation, November 1969), p. 1.

<sup>31</sup>*Master Plan for Ansley Wilcox House National Historic Site, Buffalo, New York* (U.S. Department of the Interior, NPS. Approved: September 18, 1967) [CRBIB #010532].

<sup>32</sup>Shelgrin and Dunn, *Historic Structures Report, Part II*, p. 2.

story (W13), which had been closed up circa 1892 and reopened in 1938, was reclosed, in keeping with its appearance in 1901.

On the interior, the 1938 steel beams and columns were removed from the first story of the original building, and the interior load- bearing partitions were reconstructed. The Library (room 104) was partially restored as the principle exhibit room in the house; the wall it shared with the Front Hall (room 102) had windows in it to allow for viewing the room from the hall. Because no documentation was available, the treatment of the Front Hall – including the reconstruction of the main stairway – was a conjectural restoration based on limited physical evidence. The Living Room (room 107) was also partially restored, but its north wall was reconstructed without its original paneling and with provisions for a projection screen. The remaining family rooms on the first story – the Dining Room (room 108), the Back and Side Halls (rooms 105 and 106), and room 103 were refurbished for the purpose of public visitation.

The new stairway ascended to the second story of the original building, where a frame and plaster partition was built around three sides of the stairwell, with a doorway in the fourth (east) brick wall. The historic stairway from the second story to the third story was not reconstructed. The rest of the second story in the original building was not repartitioned, but was left open as a multipurpose room. The window at the east end of the so

Additional alterations occurred at the rear (east end) of the building on the first and second stories – areas that were designated for income production. While this work is largely undocumented, the removal of historic elements and the installation of new partitions as determined by the needs of tenants were permitted.<sup>33</sup>

Since 1971, the Theodore Roosevelt Inaugural Site Foundation and the National Park Service have coordinated preservation maintenance and periodic updates of restoration and rehabilitation treatments as authorized by the 1967 Master Plan. The following is a partial list of these projects:

<u>Description</u>	<u>Reference</u>	<u>Date</u>
Initial restoration and rehabilitation treatments		1971
Heating- system addition		1983
Installation of 45 interior storm windows and two wood exterior storm windows	CX1600- 3- 0022	1983
Fire- alarm and detection system, emergency lighting, and full rewiring of third story	CX1600- 3- 0033	1983
Roof, chimney, and exterior repairs, and painting by purchase order		1982- 1985

<sup>33</sup> Shelgrin and Dunn, *Historic Structures Report, Part II*, p. 15.



Masonry and chimney repairs, corn- blasting and repainting		1985
Rebuilding balustrade of belvedere, repairing bases of front columns and southwest pilaster off morning room, rebuilding front porch steps and railing, repair of dining room terrace and north porch	NPS day labor	1985-1986
Wallpaper in morning room and director's office		1990
New visitor and curatorial facilities in basement, including accessible basement, A/C, and sewage ejector	NPS	1986-1991
New flammable storage outbuilding	NPS	1994
Roof stabilization, painting, and exterior repairs, including emergency stabilization and chimney repairs	CX4520- 96- 022	1995-1998
Hardwood floor replacement in second- story gallery and hall		1998
Interior painting and plastering (routine maintenance) in side entry and halls, restrooms, orientation room, north staircase, dining room, living/morning room, second- story hallway, galleries, bedroom, Taft room, gift shop, third- story hall, front hall		1998
Leaded glass repair – entry door		1998
Repair front retaining wall and stone steps		1999
Repair sand stone walk		1999
Repair retaining wall and sandstone steps		1999
Exterior touch- up painting		2001
Masonry repair on north wall, including painting, lead-coated copper ledge flashing on portico entablature and snow- melt system on north wall		2004
Restore north wall of library		2005

# CURRENT PHYSICAL DESCRIPTION

## Overview

This section of the report provides a systematic accounting of the architectural elements that comprise the Ansley Wilcox house. The following descriptions are organized by location within the building. Exterior descriptions are organized under major structural systems and individual building elevations. Interior descriptions are grouped by rooms as numbered on plans included with this section. While these descriptions include occasional condition information, this section does not constitute a comprehensive condition assessment. The purpose of this section is to identify and describe architectural elements and materials, in order to better understand the history and significance of the Ansley Wilcox House, and to clarify its character-defining features.

## Building Type and Configuration

### *General Construction Classification*

The Wilcox House consists of four sections: the original building, constructed circa 1835- 1840; the west portico, constructed circa 1865; the east addition, constructed in 1896; and the north addition, constructed in 1938.

The original building is a two-story brick structure containing a basement, two stories, and a finished attic. It has a gable roof with four chimneys; the west gable end is the front of the building. This part of the house is constructed of wood framing with interior wood supports and exterior load-bearing masonry walls, generally conforming to Uniform Building Code Type V construction. The structural frame is divided into a center bay approximately 10 feet wide, which is flanked by north and south bays, each of which is approximately 16 feet wide. Framing members include sawn wood primary beams roughly 8 inches square that run east/west. Secondary joists measuring 11 x 2  $\frac{3}{4}$  inches run north/south and bear on the primary beams.

The west portico is a two-story open porch consisting of a raised wooden deck supported on brick piers and covered by an extension of the original building's gable roof. This roof extension overhangs the west façade of the original building, and is supported on a series of

staved wood columns. Above the open deck and under the portico roof are two interior rooms that adjoin the attic of the original building.

The east addition is a two- story brick structure with basement, two stories, and partially finished attic. It is covered by a gable roof running east- west, with cross gables facing north and south and five chimneys. The east addition is constructed of wood framing with interior iron and masonry supports, exterior load- bearing masonry walls, and fire- resistant wood “mill- construction” framing the first floor, generally conforming to Uniform Building Code Type IV construction.

The north addition is a two- story brick structure with first- story concrete slab on grade, second story, and flat roof. The addition is constructed of wood framing with interior wood supports and exterior load- bearing masonry walls, generally conforming to Uniform Building Code Type V construction. The north wall of the addition consists of the south wall of the former carriage house, covered on the exterior by a layer of face brick added in 1938 when the carriage house was demolished.

## *Foundations*

The original building’s north, south, and west foundation walls are approximately 20- 24 inches thick, being constructed of rough- squared, mortar- set, rubblestone with two courses of smooth ashlar facing at grade flush with the upper brick walls. Basement windows are set in the ashlar courses under segmental brick arches. The lower sections of the north and south foundation walls within the basement are concealed behind approximately 3 feet of earth fill held back by low brick retaining walls.

The west portico columns are supported by brick piers 32 inches square on mortared rubble stone foundations. Under the portico are two brick window wells and a sunken areaway constructed of rough squared mortar- set rubble walls 18 inch thick. (See the description of room 001c). The areaway, now partially filled with earth, leads to a former doorway opening in the west foundation wall. The lower part of this doorway is now filled by brick, with a window sash above it that is side- hinged to open casement- style. The areaway, doorway, and window wells may be as early as 1835- 1840. The earth fill, infill brick, and window sash probably date to 1864- 1865 when the portico was built above the areaway. The west foundation wall south of the areaway is parged, but the wall north of the areaway is not. This parging may have originated during the Masten occupancy when the wall south of the areaway was exposed, and the wall to the north was concealed in the crawlspace under the Masten west additions.

As indicated on 1896 architectural drawings and specifications, the foundations of the east addition are 18 inches thick, consisting of mortar- set “flat quarry stones” on stone footings with cut- stone facing matching that of the original building. There is tar- pitch waterproofing on the exterior surfaces below grade.

Consistent with the 1938 architectural drawings, the north addition’s east and west foundation walls are 18- inch- thick concrete walls, while the north foundation wall is a reused section of the former brick carriage house.

## *Walls*

The original building's exterior walls are three bricks thick. The interior is furred with split-board lath and plaster. As shown in historic photographs, window openings were later filled and other alterations constructed using sawn lath. (See Figure 1.52.) The brick is set in common bond with a header or tie course at every eighth course. Stone window sills are two bricks tall and project 1 inch from the face of the wall. Stone lintels are four bricks tall and set flush with the wall surface. The original bricks are 7 <sup>5</sup>/<sub>8</sub> inches long by 2 <sup>1</sup>/<sub>4</sub> inches tall.

As indicated on the 1896 architectural drawings and in the specifications, the exterior walls of the east addition are three bricks thick and furred with lath and plaster. The brick is set in common bond in a pattern similar to that of the main house, with headers every eighth course. Stone window sills are cut with a sloped wash and drip between the jambs. Lintels are constructed as "jib heads" or flat brick arches. The 1896 bricks are 8 <sup>1</sup>/<sub>2</sub> inches long by 2 <sup>1</sup>/<sub>2</sub> inches tall.

It is thought that the exterior brick remained unpainted during the military and Masten occupancies. However, since construction of the Laning addition in 1864- 1865, the exterior brick walls have been painted. Paint sampling and analysis in 1986 identified 14- 20 paint layers on the original building, and six to seven paint layers on the brick of the 1896 addition.<sup>1</sup>

## *Roofs*

The covering of the roofs of the original building and east addition is standing- seam metal installed in 1971, with metal flashings and soldered flat- seam metal on flat roof areas. (See Figure 1.37.) There are wide built- in gutters along the north and south eaves leading to rectangular down leader pipes, which collect in a closed drainage system below ground. The 1969 HSR states that initial restoration work included removal of a layer of "composition roll roofing" and underlying deteriorated metal roofing, replacement of rotted sheathing boards, and installation of new metal roofing. Around 1995- 1998, the metal roof was repaired with a fluid- applied elastomeric coating. Crowning the ridge at the center of the original building is an open belvedere, consisting of a flat platform covered with flat soldered- seam metal roofing and surrounded by a wood balustrade with paneled wood piers, molded wood railing, and turned balusters in the Italianate style. This feature was first seen on the 1873 bird's- eye view, but probably originated with the Laning alterations of 1864- 1865. (See Figure 1.12.) There is no lightning- protection system on the roof.

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<sup>1</sup> "[Exterior] Paint Analysis for Ansley Wilcox House." Memorandum, Historical Architect, North Atlantic Historic Preservation Center, NPS, to Superintendent, September 16, 1986.



# Exterior Elements

## *West (Delaware Avenue) Façade*

The west facade is fully restored to its appearance in 1901. The uniform brickwork – laid in common bond, with header pattern matching the north and south elevations – is thought to have been reconstructed when the west portico was added in 1864- 1865. The façade features nine tall windows with double- hung, six- over- six wood sashes, and a center arched doorway; all may have replaced earlier window openings. All of the windows have louvered wood shutters. The southernmost second- story window (W13) was plastered over from the interior, and its exterior shutters were fixed in a closed position, circa 1892 when an oriel window was added to the adjacent south wall in the location of the present casement window (window S9).

The portico consists of six staved wood columns in the Tuscan order with full entablature. The open spaces between the brick piers supporting the columns are filled by wood lattice panels matching those shown in photographs from 1901. The gabled pediment is a frame wall sheathed with flush horizontal board siding and trimmed with Tuscan architrave moldings. At the center of the pediment is an Italianate or Palladian window with multiple- light sash, trimmed with flat boards and ovolo moldings. The arched double entrance doorway, octagonal wood newel posts, turned balusters, and molded wood handrail at the portico steps are similarly Italianate in style, dating from 1864- 1865.

Photographs of the west façade taken between 1901 and 1922 indicate that wire mesh trellis panels were installed (probably seasonally) in the end bays of the portico. (See Figure 1.19 and 1.27.) These are presently missing, but may survive stored in the basement.

## *South Elevation*

The south elevation retains evidence of its evolution up to the time of the Roosevelt inauguration, as well as a number of post- 1901 alterations. The limited physical and documentary investigations undertaken in conjunction with this report have not determined the precise location of the temporary barracks building that abutted the south elevation during the military occupancy or the pattern of windows (if any) around it. The casement window at the southwest corner of the second story (window S9) dates to 1921- 1924, when it replaced an elaborate 1892 oriel window. (See Figure 2.02.) The two second- story windows flanking the southeast chimney (windows S11 and S12) are known from historic photographs to have been present in 1901, and may be as early as 1835- 1840. The second- story window to the east of the casement window (window S10) was not present in a 1907 photograph, and first appeared in a 1924 photograph. (See Figure 1.31.)

There may have been a typical double- hung window at the southwest corner of the first story similar to the present windows N5 and N6. This is unconfirmed, but suggested by evidence of a blocked window in the same position on the north elevation. (See Figure 1.52.) The Library bay window originated between 1885 and 1889. (See Figure 2.3.) There are patches in the

brickwork and a blocked cellar window in a brick window well (window B4) below the bay window. The cellar window is documented in a photograph taken between 1921- 1924. Though unconfirmed, it may be as early as 1835- 1840. At the east end of the south wall of the original building on the first story is a narrow window (Window S2), which was previously similar to the window above it . (See Figure 2.4.) This window was reduced in width around 1885 to accommodate the library bookcases. The original full- width stone lintel survives; the original sill was replaced by a new sill matching the narrow opening size. The jamb on the right was filled with smooth pressed brick and a flat stone in the location of the former sill. Below this window is a cellar window with segmentally arched head constructed with two rows of smooth pressed headers (window B5). This cellar window may also be early in date, but the arch appears to have been reconstructed in conjunction with the library alterations circa 1885.

In 1901 the two south chimneys on the original building had stone or terra cotta caps more elaborate than those indicated on the 1896 architectural drawings, but it is possible that these caps were installed along with the east wing in 1896. (See Figure 1.21.) The caps were removed after 1935. (See Figures 1.32 and 1.33.) The present iron braces behind the chimneys are first documented in a ca.- 1907 photograph, and may have been installed in conjunction with an ornamental iron fence along Delaware Avenue. (See Figure 1.24.) Between the chimneys is a wide dormer whose side walls are sheathed with wood clapboards. This dormer is first documented in a photograph dated between 1892 and 1896. (See Figure 1.18.) In the attic, its cheek walls are sheathed with sawn wood lath, differing from the typical split- board lath on the attic knee walls. (See Figures 2.69 and 2.71.) This suggests that it is a later addition, but its date of origin is not known.

The south elevation of the 1896 east addition remains as indicated on the 1896 architectural drawings, along with a number of post- 1901 alterations. The architectural drawings indicate a choice of wood or iron balustrade on top of the Living/Morning Room bay. The ironwork design was executed. At the Dining Room porch, some of the ornamental iron panels below the railing are missing. (See Figure 2.5.) These panels are documented on architectural drawings and historic photographs, and were removed after 1938.<sup>2</sup> In addition, there is a pediment over the Dining Room fanlight, which was not shown on the 1896 architectural drawings. The earliest documentation of this element is a 1921 photograph, which suggests that it was installed in conjunction with awning framework. (See Figure 1.28.) Also missing from the Dining Room porch are the wire- mesh screens below the deck, which were shown on the original drawings and historic photographs. These were replaced by wood lattice panels in 1971, when the window well below the porch was reconstructed.

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<sup>2</sup> Photograph #2004.008.003, Katherine Lawrence Photograph Collection, Theodore Roosevelt Inaugural NHS, Buffalo, NY.

## *North Elevation*

Like the south elevation, the north elevation retains evidence of its development prior to the date of the Roosevelt inauguration, as well as a number of post- 1901 alterations. There are scars in the brickwork that suggest where the roof of the temporary barracks building may have abutted the elevation during the military occupancy. (See Figures 2.13 and 2.14.) Unlike the south elevation, however, there is only one historic photograph illustrating this elevation prior to 1906. (See Figure 1.23.) This photograph shows the five present windows on the original building. The origin of these windows and their relation to the temporary barracks building that abutted the wall is unclear. In addition, a 1966 interior photograph shows a blocked window at the northwest corner of the first story. (See Figure 1.52.) The window opening in this location was shown filled with sawn lath, while the surrounding walls were sheathed with split- board lath, suggesting that the opening may be as early as 1835- 1840. Similar to the south chimneys, the two north chimneys on the original building are missing their terra- cotta caps and have iron braces.

The north elevation of the 1896 east wing remains as indicated on the 1896 architectural drawings, along with a number of post- 1901 alterations. The north porch has a glazed storm enclosure, which was not indicated on the architectural drawings. (See Figure 2.8.) This enclosure is first documented in a ca.- 1922 photograph, but given its integration with the original porch design, it is possible that it is as early as 1896. While the 1896 first- floor plan indicated a bench only on the east side of the porch, the north elevation drawing is annotated with an arrow pointing to benches on both sides, suggesting that the west bench might also be as early as 1896.

Along the east end of the north elevation is a two- story flat roof addition, which was built in 1938 according to the design of Robert A. Hill of Buffalo as part of alterations for the Kathryn Lawrence restaurant. (See Figure 2.12.) This addition is constructed with concrete foundations and a first- story slab on grade, and incorporates a portion of the south wall of the former carriage house, which was demolished in 1938. (Refer to rooms 113- 115 for a further description.)

To the west of the 1938 addition, an 1896 window at the first story (window N3) was altered after 1971 with frosted and opaque white glass for privacy in the restrooms. An exhaust louver was also inserted into the brickwork. Below this window, a basement window and window well were removed and filled with brick after 1971. (See Figures 2.9 and 2.10.)

## *East Elevation*

The east elevation is a simple gable end wall remaining substantially as shown on the 1896 architectural drawings, with two exceptions. On the east side of the Living/ Morning Room bay, a pair of French doors current sit where the 1896 drawings show a double- hung window (window E1). The earliest documentation of these doors is a 1921 photograph. Because the doors are in character with the architecture, it is possible that they may be as early as 1896. In 1991, an accessible entrance chairlift was constructed in the location of an 1896 basement window and window well at the north end of the elevation.





Figure 2.1. South elevation, west end of original building.



Figure 2.2. South elevation, ca.- 1924 casement window.





Figure 2.3. South elevation,  
ca.- 1885 Library bay  
window.



Figure 2.4. South elevation,  
ca.- 1885 Library window.



Figure 2.5. South elevation, Dining Room porch.



Figure 2.6.  
Northwest corner of  
original building.



Figure 2.7. North elevation of original building, typical window.

Figure 2.8. North elevation, north entrance.





Figure 2.9. North elevation, ca.- 1971 glazing and missing basement window.

Figure 2.10. North elevation, 1971 exhaust louver.







Figure 2.11. North elevation, service entry to North Staircase.



Figure 2.12. North elevation, northwest corner of 1938 addition.



Figure 2.13. North elevation, location of brickwork scars from formerly attached barracks building.



Figure 2.14. North elevation, detail of brickwork scars from formerly attached barracks building.



## Interior Elements – Basement

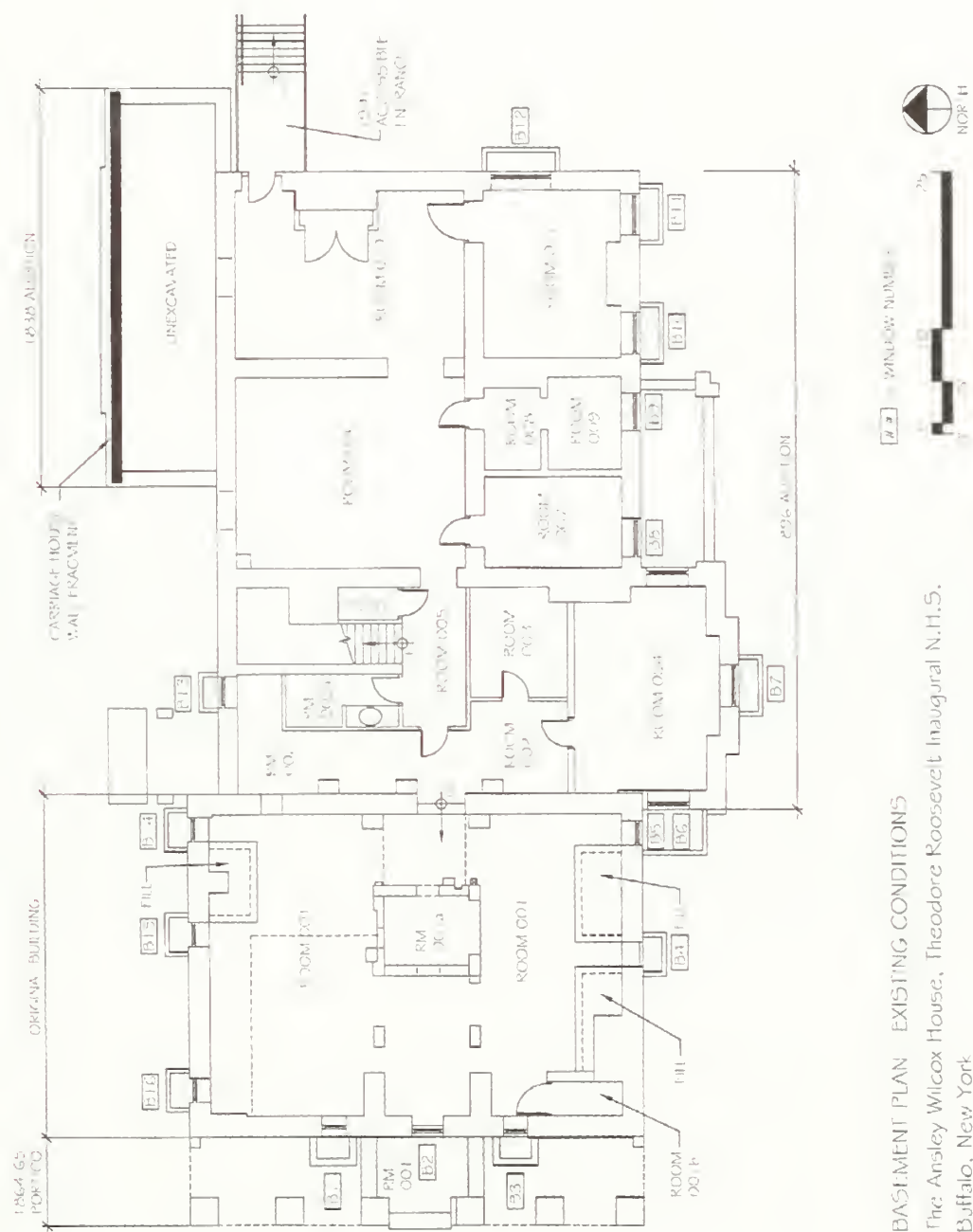


Figure 2.15. Basement Existing Conditions Plan.



## *Basement of Original Building, Circa 1835- 1840*

The basement of the original structure retains substantial evidence related to construction of the original building and its evolution. Access to this space is presently impeded by mechanical equipment and storage (including architectural artifacts). The following descriptions of interior elements in the basement of the original structure are thus necessarily limited and preliminary.

### **Room 001 (Original Basement)**

Room 001 encompasses the overall space within the foundations of the original building, which is thought to have been constructed between 1835 and 1840.

#### *Floor*

The entire floor of room 001 is paved with different cementitious materials in sections representing the evolution of the space. At the base of the east wall of the center brick chamber (room 001a), the floor is deteriorated, revealing a thick cementitious layer over brick pavers. (See Figure 2.16.) The extent of brick pavers under the cementitious flooring is unknown.

#### *Walls*

The upper sections of the north and south foundation walls are constructed of mortared rubble stone with brick jambs. The lower walls and chimney bases are patched brick and stonework. Approximately 4 feet in front of the north and south foundation walls are low brick retaining walls approximately 3 feet tall and two bricks thick. (See Figures 2.17 and 2.18.) The soil retained behind these walls slopes up toward the foundations and is capped by a cementitious slab. Though unconfirmed by written documentation, these retaining walls are thought to have originated with basement alterations during the Laning or Wilcox occupancy. Seams in the floor at the northwest corner of the basement suggest that a portion of the retaining wall in the northwest corner of the basement may have been removed. At each window on the north and south walls, the retaining walls return, creating passageways for access to the windows. Pipe columns for the support of first- floor joists were installed resting on these retaining walls, probably during the Wilcox occupancy. At the southeast corner of the space, this resulted in collapse of the retaining wall and the substitution of a column extending to the floor. (See Figure 2.18.)

The north and south walls each originally incorporated two chimney bases. The northwest and southeast chimney bases are missing. (At the upper levels of the house, the chimney breasts remain, and the chimneys project above the roof.) The southwest chimney base is partially concealed by the low south retaining wall and the fill behind it. It is 6 feet wide, and projects 32 inches from the face of the foundation wall. The northeast chimney foundation is 2 feet wide and projects 22 ½ inches; it appears to have been reduced in size. To the right of the chimney is a blocked stovepipe hole, which probably served an earlier central heating system.

At the center of the east foundation wall is a wide opening with two concrete steps leading down to the 1896 basement. On either side of the doorway are later brick piers in front of the wall, which augment the support of first- floor beams. At the north end of the wall is an opening 24

inches wide by 34 inches high, with brick jambs and head supported on iron lintels. The sill of this opening slopes down into the 1896 basement, probably allowing transport of coal from a delivery chute in the original building to the coal bin in the 1896 furnace room.

The west foundation wall is concealed by stored items. However, it appears to be constructed of brick and rubblestone, and is thought to date from the original construction. At the center of the wall is a former doorway opening that is filled with brick below one casement sash. The doorway closure most likely occurred when the west portico was built in 1864- 1865. The opening leads to an areaway under the west portico (room 001c). Flanking this opening are two masonry stub walls that project into the space under the first- floor beams. At the northwest corner of the room is a patch in the wall, suggesting that the brick retaining wall and fill formerly extended to the corner. At the south end of the wall is a brick chamber (room 001b).

*Ceilings*

The first- floor framing is exposed; first- floor boards are approximately 18 inches wide. (See the discussion of framing in the section “Building Type and Configuration.”) There are remnants of a matchboard and paper- lined duct leading from a window in the north foundation wall to an opening at the bottom of the center brick furnace chamber. This was probably a fresh- air supply duct. (See Figure 2.19.)

**Room 001a (Center Brick Chamber)**

Room 001a, located in the center of the basement, appears to be a brick furnace chamber with feed opening, cold- air supply opening, stovepipe hole, and ash clean- out door. (See Figures 1.57 and 2.20 – 2.24.) Though its size and orientation suggest that it served the main house and the Laning east addition, it may incorporate portions of an earlier furnace chamber that was fed from the west side. The south wall of the chamber is missing, presumably dismantled when the heating apparatus was removed. Access to the chamber was blocked by stored items.<sup>3</sup>

*Floor*

The floor level is raised 2½ inches above the basement floor and paved with bricks covered by a cementitious parging.

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<sup>3</sup> Subsequent investigations by staff of the Theodore Roosevelt Inaugural Site Foundation indicate that the floor of room 001a near the east wall of the chamber slopes markedly to the northeast corner where there appears to be a drain hole. Further, there is a recess approximately 20 inches wide by 51 inches long in the floor immediately west of the arched opening in the east wall.

## *Walls*

The interior of the chamber is parged. The following observations are based primarily on inspection of the exterior of the chamber.

The east wall is three bricks thick. At the center of the wall is an arched feed opening (see Figure 2.20.) Around this opening is a wood frame nailed to the face of the brick, which is probably part of a later enclosure. To the left of the arch are a cast-iron clean-out door at floor level (see Figure 2.16) and a narrow 4-inch-deep niche (see Figure 2.21.) Abutting the wall at either end are later remedial supports for the first-floor beams.

The north wall varies between two and three bricks thick, and appears to be a bearing wall under one of the first-floor beams. At the center of the wall near the floor there is a rectangular opening supported on an iron lintel. Directly above this opening, marks on the face of the wall suggest that a duct extended vertically to the ceiling and through a joist bay to a fresh-air opening in the north foundation wall. A later remedial brick support now obstructs part of this opening. There is also a filled smoke-pipe hole at the upper northeast corner, and dismantled areas at the top of the walls suggest additional duct penetrations.<sup>4</sup> (See Figure 2.22.)

The west wall is two bricks thick and was constructed between the north and south walls. There is evidence of a filled opening at the center of the wall near the floor. The upper right section of the wall is deteriorated and separated from the lower wall by a diagonal crack, and may be unstable and subject to collapse. (See Figure 2.23.)

The south wall is missing. Support columns for the first-floor beams have been inserted in its place.

## *Ceiling*

The first-floor framing is exposed. However, there are cut nails protruding from the underside of floor joists, suggesting that there was previously a plaster ceiling in the chamber. (See Figure 2.24.)

## **Room 001b (Southwest Brick Chamber)**

Though unconfirmed, this chamber appears to have been constructed as a fireproof safe. (See Figure 2.25.) The pulleys and gears of the later Wilcox elevator are presently stored in this room.

## *Floor*

The floor blocked by stored items.

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<sup>4</sup> There is further possible evidence of former duct penetrations in the first floor. See Tammy Marie Davis, *Trace* (Master of Architecture Student Thesis, State University of New York at Buffalo, Department of Architecture and Planning, 2005), pp. 53-54.

## *Walls*

The south wall of the chamber is an exterior foundation wall. The upper wall is mortared rubble masonry, and the lower wall is brick. The patchy appearance of the brickwork suggests that the low retaining wall on the south side of room 001 previously extended through the chamber.

The west wall is an exterior foundation wall and is constructed entirely of brick. A bulge in the lower corner confirms that the low retaining wall on the south side of room 001 previously extended through the chamber to this wall.

The east wall consists of the side of the fireplace base and a 12- inch- thick wall extending from the basement floor to the underside of the first- floor joists. A portion of the low retaining wall on the south side of room 001 projects through this wall and is visible in the chamber.

The north wall consists of an angle- iron frame and an iron- plate door three- sixteenths of an inch thick with angle- iron braces. There are two fixed bolts mortised into the hinge jamb and two retractable bolts on the strike jamb. The door is hung on two ornamented cast- iron hinges.

## *Ceiling*

The ceiling consists of clay tiles or bricks measuring 12 by 24 inches by 1 inch thick, spanning between iron supports.

## **Room 001c (Areaway)**

This areaway is 8 feet 9 inches wide. It projects 5 feet 9 ½ inches from the foundation wall, and is surrounded by 18- inch- thick mortared rubble retaining walls. It appears to be a former foundation of something or a bulkhead entry, and may date to the original building construction ca. 1835- 1840. (See Figures 2.26 and 2.27.)

## *Floor*

The floor is compacted earth. Its elevation is 1 foot 9 inches above the basement floor.

## *Walls*

As described previously, the walls are of mortared rubble 18 inches thick. The top of the walls is 4 feet 6 inches above the basement floor. The east wall contains a 3- foot- wide former doorway opening that is filled with brick below one casement sash. (See window B2). The window and brick infill probably date to 1864- 1865. (See Figure 2.27.)

## *Ceiling*

The portico deck framing is exposed.



## *Basement of East Addition, 1896*

### **Room 002 (Furnace Room – Maintenance Work Area)<sup>5</sup>**

#### *Floor*

The 1896 concrete floor is exposed. There is a sump pit and sewage ejector pump in the floor at the north end of the room, which were installed in 1991.

#### *Walls*

The south wall was built in 1971. It is an 8- inch fire- rated concrete- block partition with 1 ½- hour fire- rated steel door and frame. The east walls are 1991 frame and plasterboard partitions. There is an opening at the north end of the wall that leads behind the handicapped- accessible bathroom and under the staircase. The north wall is exposed 1896 rubble foundation.

The west wall is an original load- bearing rubble foundation wall 2 feet thick, which separates the 1896 addition from the original structure. There are three brick piers in front of this wall that were probably constructed in 1971 to augment existing first- floor support. At the center of the wall is a wide opening with two concrete steps leading up into the basement of the original structure. At the north end of the wall is an opening measuring 24 inches wide by 34 inches high, with brick jambs and angle- iron lintels. (See Figure 2.28.) The sill of the opening slopes down from the original structure into the 1896 basement. This opening probably allowed transport of coal between the original structure and the coal bin at the north end of the 1896 furnace room

#### *Ceiling*

The 1896 mill- construction framing of the first floor is exposed.

### **Room 003 – Part of the Furnace Room – Maintenance Office)**

#### *Floor*

The 1896 concrete floor is exposed.

#### *Walls*

The south wall was built in 1971. It is an 8- inch fire- rated concrete- block partition with 1 ½- hour fire- rated steel door and frame. The east wall is an 1896 load- bearing brick partition incorporating the base of the Living/Morning Room fireplace. The north and west walls are 1991 frame and plasterboard partitions.

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<sup>5</sup> For the sake of continuity, the first room name given is the historic name; the second is the current name. This is the case throughout all of the entire interior description sections.

### *Ceiling*

The 1896 mill- construction framing of the first floor is exposed.

## **Room 004 (Furnace Room – Mechanical Room)**

### *Floor*

The 1896 concrete floor is exposed.

### *Walls*

The south, east, and west walls are 1896 rubble foundations. The east wall incorporates the brick base of the Living/Morning Room fireplace. There is a cast- iron clean- out door labeled “Bingham Taylor” at the base of the fireplace. Above is a larger segmentally arched cast- iron feed door. The north wall was built in 1971. It is an 8- inch fire- rated concrete- block partition with 1 ½- hour fire- rated steel door and frame.

### *Ceiling*

The 1896 mill- construction of the first floor is concealed above fire- rated lath and plaster.

## **Room 005 (Furnace Room – Passageway)**

Room 005 is a passageway at the foot of the North Staircase. It connects rooms 002 and 006, and provides access to a handicapped- accessible bathroom (room 005a) and a closet (room 005b) on either side of the staircase. The toilet occupies the location of the 1896 coal bin, which was converted to the hoist way for a passenger elevator installed during the late Wilcox occupancy.

### *Floor*

The 1896 concrete floor is concealed under 1991 wall- to- wall carpet and vinyl flooring.

### *Walls*

The south and west walls are 1991 plasterboard partitions. The north wall is occupied by the 1896 North Staircase, which is flanked on the left by an 1896 load- bearing brick partition and the 1991 handicapped bathroom (room 005a), and on the right by a 1991 storage closet (room 005b). Both 1991 rooms consist of frame and plasterboard partitions. The brick foundation of the 1896 safe is exposed at the back of the closet (room 005b). The east wall is an exposed 1896 brick partition with an original segmentally arched door way opening.

### *Ceiling*

The 1896 mill- construction framing of the first floor is exposed.

## *North Staircase*

The west side of the staircase is constructed against an 1896 brick load-bearing partition. There is a metal pipe handrail with cast pipe fittings mounted on the partition that may date to 1896. The east side of the stairway was open prior to 1991. At the lower end of the stairway, the original handrail remains supported on the raised (closed) stringer. At the upper end of the stairway the side walls are sheathed with match boards. The stair risers and treads are constructed of wood with molded nosings and metal wearing treads.

## **Room 006 (Vegetable Cellar – Classroom)**

The 1896 configuration of this room remains, with several exceptions. In 1971 a window in the north wall was blocked, the stairway down from the kitchen was removed, and the opening at the foot of the stairway was enclosed to create the present doorway. In addition, a frame and plasterboard chase was constructed in the northwest corner in 1991.

### *Floor*

The 1896 concrete floor is concealed under 1991 wall-to-wall carpet.

### *Walls*

The north wall consists of 1991 furred plasterboard on an 1896 foundation wall. The 1896 architectural drawings and a 1921 photograph indicate a single window at the west end of this wall. The 1969 existing-condition plans prepared by architect William Shelgrin indicate that this window was extant at that time, proving that it was filled with masonry thereafter.

The east wall consists of 1991 furred plasterboard over an 1896 brick partition. (See the discussion of room 010's west wall.) The west wall is an exposed 1896 brick partition with an original segmentally arch doorway opening. The south wall is an exposed 1896 brick partition with two original segmentally arched door openings. Two HVAC supply registers were cut through the brickwork in 1991.

The 1991 architectural drawings indicate that all doorways in this room have original 1896 frames and casings. The casings consist of unmolded bevel-edged boards attached to the face of the brick. The frame and door to room 008 were relocated from the opening between rooms 008 and 009. The doors to rooms 005 and 007 are modern four-panel wood doors matching the 1896 door to room 008. The 1896 architectural drawings indicate different swings for the doors to room 007 and 008, and no door to room 005.

### *Ceiling*

The 1896 mill-construction floor framing is concealed above a 1991 suspended ceiling system.

## **Room 007 (Wine Cellar – Storage)**

### *Floor, Walls, and Ceiling*

The 1896 concrete floor is exposed. The north, east, and west walls are 1896 brick partitions. The south wall is an 1896 rubble foundation wall. The 1896 mill- construction framing of the first floor is exposed.

## **Room 008 (Toilet Anteroom – Storage)**

This room and the adjacent room 009 are shown as a single toilet room in both the 1896 architectural drawings and the 1969 Shelgrin existing- conditions drawings. The date at which the dividing partition was built is not known.

### *Floor*

The 1896 concrete floor is exposed.

### *Walls*

All walls are 1896 plastered brick partitions. The base of the Dining Room fireplace is located on the east wall. There is a cast- iron clean- out door at the base of the fireplace labeled “Bingham Taylor.” There are remnants of sheet metal and matchboard duct work in the joist bay at the east wall.

### *Ceiling*

The 1896 mill- construction framing of the first floor is exposed.

## **Room 009 (Toilet Room – Storage)**

### *Floor*

The 1896 concrete floor is exposed.

### *Walls*

The north, east, and west walls are 1896 plastered brick partitions. Though not indicated on the 1896 and 1938 architectural drawings, the plaster on the north wall is continuous with that on the east and west walls, suggesting that the north wall is an 1896 feature. The south wall is an exposed 1896 rubble foundation wall. There is a window with square plastered jambs and head and a sloped sill.

### *Ceiling*

The 1896 mill- construction framing of the first floor is exposed.



## Room 010 (Laundry – Work Space)

This room was rehabilitated in 1991. The 1896 stairway up to the Kitchen (room 112) was in the southwest corner of the room. It was still in place in 1938, according to the architectural drawings of that date. Shelgrin's 1969 existing condition drawings indicate it as missing.

### *Floor*

The 1896 concrete floor is concealed under 1991 wall- to- wall carpet.

### *Walls*

The north wall consists of 1991 furred plasterboard over an 1896 rubble foundation wall. An 1896 window opening at the center of the wall was filled with masonry in 1938. The west wall consists of 1991 furred plasterboard over an 1896 brick partition. At the southwest corner the masonry opening at the foot of the former basement stairway has been reduced after the stairway was removed. The south wall is a plastered 1896 brick partition; at its east end is a doorway to room 011. Two HVAC supply registers were cut through the brickwork in 1991.

The south half of the east wall is an exposed 1896 rubble foundation wall that was reparged in 1991. The north half of the wall consists of a 1991 frame electrical closet in front of the kitchen fireplace base. In the northeast corner of the room, a handicapped- accessible entrance was created in 1991 by converting an 1896 window opening. The wall around this new opening is furred plasterboard.

The doorway to room 011 is cased with unmolded bevel- edged boards attached to the brick as plaster grounds. It holds a wide six- panel wood door, which may date to 1896, but no door is shown here on the 1896 architectural drawings. The doorway and door are indicated on the 1991 architectural drawings as "existing." The doors to the electrical closet and the handicapped- accessible entrance date to the construction of these features in 1991.

### *Ceiling*

A 1991 acoustic ceiling system is suspended below the 1896 mill- construction floor framing.

## Room 011 (Laundry – Curator’s Office)

### *Floor*

The 1896 concrete floor is concealed under 1991 carpet.

### *Walls*

The south and east walls are exposed 1896 rubble foundation walls that were reparged in 1991. The base of the bedroom fireplace (room 207) is in the center of the south wall. A plywood partition was constructed in front of it in 1991. Three window openings have parged jambs, heads, and sloped sills. The north and west walls are plastered 1896 brick partitions. Running across the top of these walls is an HVAC duct encased in plasterboard.

### *Ceiling*

A 1991 acoustic ceiling system is suspended below the 1896 mill- construction floor framing.



Figure 2.16. Room 001, view of brick flooring, and cast- iron door on east side of room 001a (central brick furnace chamber).



Figure 2.17. Room 001, north retaining wall.



**Figure 2.18.** Room 001, southeast corner, damaged south retaining wall.



**Figure 2.19.** Room 001, ceiling duct remnant.





Figure 2.20. Room 001, view of arched feed opening in east wall of room 001a (central brick furnace chamber).



Figure 2.21. Room 001, view of niche in east wall of room 001a (central brick furnace chamber).



Figure 2.22. Room 001, view of north wall of room 001a (central brick furnace chamber).



Figure 2.23. Room 001, view of unstable west wall of room 001a (central brick furnace chamber).



Figure 2.24. Room 001a (central brick furnace chamber), interior.



Figure 2.25. Room 001b (southwest brick safe chamber), interior.





Figure 2.26. Room 001c (areaway below west portico), looking west.



Figure 2.27. Room 001c (areaway below west portico), showing brick infill and casement window at former doorway opening.





Figure 2.28. Room 002, view of coal chute.

## Interior Elements –First Story

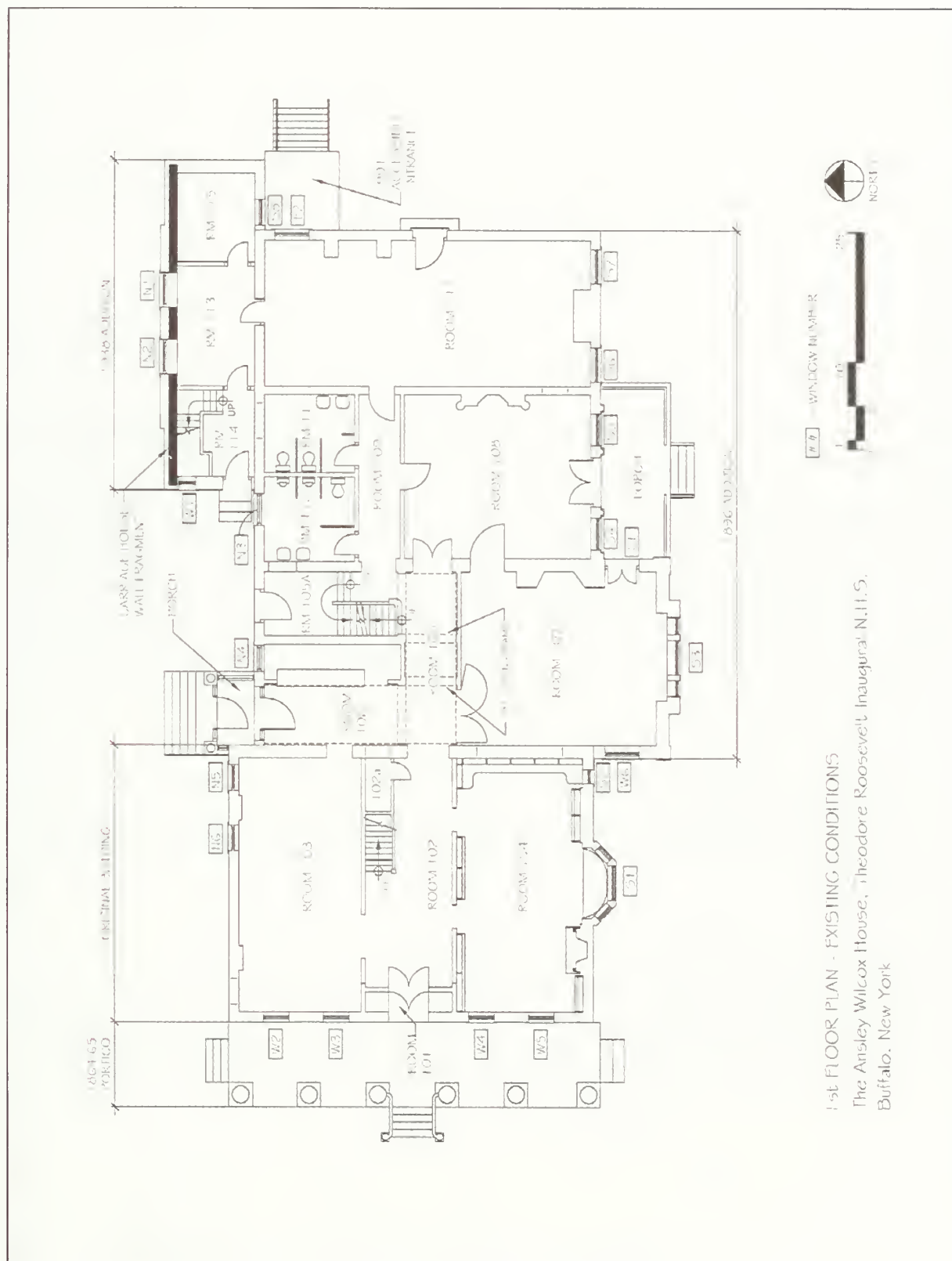


Figure 2.29. First-Floor Existing Conditions Plan.

## *First Story of Original Building, Circa 1835- 1840*

### **Room 101 (Vestibule)**

The present room was probably created in 1864- 1865.

#### *Floor*

The finish flooring is oak parquet in basket- weave design with a border of strip oak. This flooring is similar to the flooring in the Double Parlor (room 103), and may date to the creation of that room and other first- story alterations ca. 1885. (See Figure 2.30.)

#### *Walls*

The north and south walls are both covered by paneled wood doors that enclose shallow closets with wood shelves.

The east and west walls each contain a pair of paneled wood doors with arched glass panels surmounted by an arched transom. Each glass panel is “embossed” or sandblasted with an ornamental Greek- key border. A drawing of one glass door panel with this design is preserved with the 1896 architectural drawings, suggesting that the glass or possibly both entire doorways were altered during the Wilcox occupancy. By 1966, both pairs of doors had been removed to storage, and the exterior transom was replaced with clear glass. The doors and missing transom panel were returned to the doorways in 1971.

#### *Ceiling*

The ceiling is paneled to match the closet doors on the north and south walls.

### **Room 102 (Front Hall)**

The present room is a 1971 conjectural restoration of the 1864- 1865 entrance hall, which was still extant in 1901.

#### *Floor*

The wood flooring is concealed by modern wall- to- wall carpet. The 1896 specifications indicate that this floor is quarter- sawn strip oak 2 inches wide, matching the floor in the Dining Room (room 108) and Back Hall (room 105). In 1938 this flooring was retained and patched, and it presumably survives below the carpet. The 1969 HSR states that it was bowed at the east end.

## *Walls*

The north and south walls and staircase were removed in 1938, and rebuilt in 1971 based on physical evidence. The 1971 restoration incorporated windows into the south wall of the hall, through which visitors could view the Library (room 104). These windows were removed in 2005. The materials of the east and west walls are thought to remain from 1896, and so they were used as models for the 1971 restoration. The west wall is a frame partition occupied by the west entrance doors. (See the discussion of room 101.) The arched doorway opening is set within a rectangular frame cased with mitered wood ogee moldings and plinth blocks. The east wall is an original brick wall with furred plaster and an 1896 doorway opening cased with mitered wood ogee moldings and plinth blocks. (See Figures 2.31 – 2.33.)

## *Ceiling*

The ceiling was replastered in 1971.

## *Staircase*

The staircase is a 1971 conjectural restoration based on physical evidence. Balusters were reproduced from two originals salvaged in 1938.

## **Room 102a (Closet)**

This closet was constructed in conjunction with the 1971 Front Hall restoration, and its appearance is thought to represent the restoration period (1901). However, the 1896 architectural drawings suggest that it may have been accessed from a doorway opening to the Side Hall (Room 106), rather than the present doorway.

## *Floor*

The floor is 2- inch strip oak running north/south, which was intact in 1971. There is evidence of a former floor opening of unknown origin. The underside of the floor patch contains wallpaper fragments that have been identified as dating from the 1920s or 30s.

## *Walls*

The north, south, and west walls were constructed in 1971. The east wall is furred plaster.

## *Ceiling*

The current plaster ceiling was installed in 1971.



## Room 103 (Double Parlor – Exhibit Room)

This room was created in 1938 by removing the partition dividing the two rooms of an original double parlor. Thus, the double parlor was extant in 1901. The partition that separated them is documented in 1921 photographs. It had a wide cased opening.

### *Floor*

Parquet flooring is presently concealed by modern wall- to- wall carpet. This flooring is similar to the flooring in the Library (room 104), and may date to the creation of that room and other first- story alterations ca. 1885. Scars of the removed fireplace hearths and the partition between the two rooms of the double parlor survive under the carpet.

### *Walls*

The north, east, and west walls are presently obstructed by exhibit panels. The 1938 architectural drawings indicate that the fireplace in the northeast parlor and the partition between the two parlors were removed at that time, while the fireplace in the northwest parlor had been previously removed. All three walls consist of furred plaster on original brick walls, trimmed with molded wood baseboards matching those in the Front Hall (room 102). Window and doorway openings, which are cased with mitered wood ogee moldings and plinth blocks, are thought to have originated with the Laning alterations of 1864- 1865. A 1966 photograph of the west end of the north wall shows split- board lath surrounding a former window opening filled with plaster on sawn lath. (See Figure 1.52.) A 1922 photograph of the northeast parlor illustrates a mantelpiece with attenuated pilasters, narrow shelf, and tile facing, similar to the Library mantelpiece. This suggests that that it may have been installed at the same time as the Library and other first- story alterations ca. 1885. (See Figure 1.43.) The south wall was reconstructed in 1971.

### *Ceiling*

In 1971 two false beams installed in 1938 were removed, and the ceiling was replastered.

## Room 104 (Library)

As the room in which the Roosevelt inaugural ceremony took place, the Library is the focal point of the Wilcox house's national significance. In addition, as the public reception room of the Wilcox family, and the setting in which Mrs. Wilcox hosted her celebrated reading group "The Class," it also possesses local significance. Based on the recollections of Ethel Chapin Patch, the present form of this room is thought to have been established circa 1885 under Mrs. Wilcox's direction.<sup>6</sup> The room was completely gutted in 1938, but was partially restored in 1971 using historic photographs and physical evidence. (See Figures 1.50 and 1.51.) The restoration was expanded by the reconstruction of the north- wall bookcases in 2005.

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<sup>6</sup> Ethel Chapin Patch, *Recollections of Ethel Chapin Patch, 1935 and 1938*, (unpublished typescript by Margaret Paul, 1982), p. 10. No drawings or reference exist in the Cary account books at the Buffalo and Erie County Historical Society (BECHS).

## Floor

The finish floor is strip oak running north/south dating circa 1885.

## Walls

The north wall is a frame partition similar in design to the 1864- 1865 partition here, which was removed in 1938. The present partition was built in 1971, but with windows so that the Library could be viewed from the Front Hall. In 2005, the viewing windows were removed, the openings were infilled and plastered over, and the bookcases formerly here were reconstructed. The north wall has two doorways to the Front Hall. They formerly held two paneled wood doors, which are now missing. These doors swung 180 degrees into the Front Hall, based on a 1935 photograph. (See Figure 1.48.) The photograph does not show the door- panel configuration, but the original doors may survive in the basement.

The east wall is furred plaster on brick. Most of the brick is original to the construction of the house. However, a 10- foot- wide section was removed in 1938 to connect the Library to the adjacent Living/Morning Room (room 107). The missing section of wall was rebuilt in 1971, and is completely covered with bookcases also reconstructed in 1971.

The south and west walls consist of furred plaster on original brick exterior walls. At least some of the plaster is original: a 1966 photograph indicates that a section of the west wall has split-board lath. (See Figure 1.50.) Both walls have molded wood baseboards matching those in the Front Hall (room 102) and Double Parlor (room 103). These probably date to 1864- 1865. (See Figure 2.35.) The south wall features a centered bay window (indow S1, described subsequently) flanked by chimney breasts. The chimney breast to the east is concealed by a built- in bookcase that replaced the earlier firebox here. The chimney breast to the west retains a mantelpiece that is described subsequently. Window casings on both walls consist of molded oak boards with mitered corners and plinth blocks that date to circa 1885. (See Figures 2.34 and 2.35.) An oak picture rail and bookcases were also installed here circa 1885; they were removed in 1938 but recreated in 1971. (The bookcase to the right of the fireplace was saved and stored in 1938 and reinstalled in 1971.) Another bookcase was moved to the kitchen in 1938 and returned to the room during the restoration in 1971.<sup>7</sup> (See Figure 1.56.)

### *Bay Window (Window S1)*

The bay window at the center of the south wall occupies the location of the dividing wall within the original double parlor. The earliest documentation of this window is an 1889 insurance map, but it was probably installed in conjunction with the Library alterations circa 1885.<sup>8</sup> The 1969 HSR seems to confuse this window with a bay window designed by George Cary for the second- story southwest room in 1892.<sup>9</sup> (See the discussion of the South Gallery – room 202c.) The original bay- window casings survived the alterations of 1938, but the window seat and shelf

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<sup>7</sup> William O. Shelgrin and Walter S. Dunn, Jr., *Historic Structure Report: Ansley Wilcox House National Historic Site Part II* (U.S. Department of the Interior, NPS Office of Archeology and Historic Preservation, November 1969), pp. 25- 26.

<sup>8</sup> Fire Insurance Map for the City of Buffalo, New York, Sanborn Company, 1889.

<sup>9</sup> Shelgrin and Dunn, p. 5.

here were lost. However, they were recreated in 1971 based on photographs and physical evidence. Early 20<sup>th</sup>- century exterior photographs of the south elevation indicate that the upper sashes of the windows had louvered- and solid- panel interior wood shutters. These are presently missing. (See Figures 1.19, 1.27, and 1.28.)

### *Mantelpiece*

The mantelpiece on the south wall west of the bay window was installed circa 1885, replacing an earlier mantel. The later mantel was removed in 1938, but its tiled hearth was retained. The mantelpiece was recreated in 1971 based on photographs and physical evidence. The fireplace includes a shallow firebox with the ca.- 1885 tile hearth and 1971 glazed ceramic tile facing. The oak mantelpiece has a Japanesque paneled overmantle, turned and carved pilasters, and a canopy surmounted by a spindled rail. (See Figures 1.42 and 2.38.)

### *Southeast Window (Window S2)*

In the southeast corner of the room is a window that was reduced in width circa 1885 to accommodate the bookcases on the east wall. The upper portion of this window contains a stained- glass panel with rough- rolled pot metal and pressed glass leaded into a geometric design.

### *Ceiling*

Two false ceiling beams added in 1938 were removed during the 1971 restoration. The ceiling was replastered, and two ceiling medallions were reproduced based on historic photographs. There is a square recess in the ceiling in the northeast corner of the room. (See Figure 2.37.) It is not seen in a ca.- 1935 photograph (Figure 1.48), and so it thought to have been added during the building's use as a restaurant. Its function is not known.

## *First Story of East Addition, 1896*

The east addition is fully documented in the 1896 drawings and specifications by architect George Cary. The analysis of building fabric within this portion of the building focuses on identifying character- defining features present in 1901, and distinguishing later alterations.

### **Room 105 (Back Hall)**

This room was gutted in 1938 for restaurant use, and rehabilitated in 1971 for public visitation. The latter work included the addition of a projection booth behind the north wall, and a rear-projection screen on the south wall, for viewing in the adjacent Living/Morning Room (room 107).<sup>10</sup> Two sets of flush wood double doors were hung across the hall to enclose the path of projection. The projection booth, screen, and doors were subsequently removed.

#### *Floor*

The underlying wood floor is concealed by modern wall- to- wall carpet. The 1896 specifications state that the floor was quarter- sawn strip oak 2 inches wide by seven- eighths of an inch thick.

#### *Walls*

The north wall dates to 1896. It consists of a short section of frame partition flanked by two wide openings, one to the Side Hall (room 106) on the left, and one to the North Staircase on the right. An opening was cut in the center of the wall to allow the projection beam to pass through it. After the removal of the projection booth and the double doors, the wall was restored to its 1896 appearance.

The south wall was labeled as a “tile partition” on the 1896 architectural drawings. This partition was demolished in 1938 and reconstructed in 1971 as a frame partition with provisions for the projection screen. The screen has since been removed, and the wall has been restored to its 1896 appearance.

Both the east and west walls consist of original fabric as constructed in 1896.

#### *Ceiling*

The original ceiling was a single plane surrounded by a deep entablature on four sides. The present plaster ceiling was installed in 1971. It features two parallel north/south beams spanning the hall near the center of the ceiling. These were added in conjunction with the 1971 projection booth; the two sets of double doors isolating the path of projection sat below them. These beams remain, and currently divide the ceiling into three sections.

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<sup>10</sup> Shelgrin, Patterson and Marzec, Architects, “Restoration–Rehabilitation of Ansley Wilcox House,” Sept. 9, 1970, sheet #6.



## Room 105a (North Staircase)

This stairway presently serves as the main communication and egress stairway. It extends from the basement to the third story, and has three intermediate landings between floors. The landing between the basement and the first floor has an exterior doorway at ground level. (See Figure 2.11.)

During the Wilcox occupancy this stairway was used primarily by servants. The 1896 architectural drawings indicate that the North Staircase originally extended only from the first story to the third story. A brick safe occupied the space just east of the stairway. There was indeed a stairway to the basement below the north staircase, but this was accessed by a doorway from the Servant's Hall (now rooms 109- 111). In 1971 the brick safe was removed, allowing a direct connection to the existing basement stairway to be built.<sup>11</sup> The doorway from the Servant's Hall was closed up, and the few steps from the doorway down to the landing and exterior doorway were removed.

### *Floor*

Modern wall- to- wall carpeting conceals the underlying flooring of the first story and stairway landings, as well as stair treads and risers.

### *Walls*

The east and west walls of the staircase are 1896 brick load- bearing walls with furred plaster. The west wall has a molded wood baseboard and a modern brass handrail. The east wall has a lower baseboard. The 1896 architectural drawings and a 1966 photograph indicate that the brick safe was concealed behind a partition with a doorway. The doorway to the Servant's Hall was filled with concrete block, the cornice molding was removed, and the entire east wall was replastered. The doorway to the passageway created in 1938 along the south wall of the Servant's Hall (room 109) was retained, along with its trim, but its door was removed. (See Appendix C.)

The north wall is an 1896 brick exterior wall with furred plaster. There is a window on the landing above the first story, which is cased by flat molded boards with mitered corners which extend through the baseboards to the floor. Beneath the window sill is a solid board panel. The south wall is open to the adjacent Back Hall (room 105), separated only by a ceiling soffit.

### *Ceiling*

The ceiling consists of plaster furred on the underside of the second- floor framing. A wood cornice remains on the soffit abutting the Back Hall ceiling and extending up the staircase to the second story. The underside of the stair stringers is clad with wood paneling.

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<sup>11</sup> Shelgrin, Patterson and Marzec (1970), sheet #6.

### *Stair Railing*

As indicated on the 1896 architectural drawings, the east side of the staircase was intended to have an open balustrade at the bottom and a plastered wall at the top. However, the present paneled partition here was present in 1966. (See Figure 1.51.) It is quite possible that Cary's drawings were not followed in this area, and that the present design dates to 1896. This may have been done to help conceal the safe and doorway to the Servant's Hall from the front public spaces of the house.

### **Room 106 (Side Hall – Visitor Entry)**

The present space encompasses the Side Hall entry, and also a former coat closet and toilet room in the location of the present information desk. The closet space was converted to hold a passenger elevator sometime after 1901, as shown on the 1938 architectural drawings. The toilet and closet partitions were removed in 1971.

#### *Floor*

The underlying wood floor is concealed by modern wall- to- wall carpet. The 1896 specifications state that the floor was quarter- sawn strip oak 2 inches wide by seven- eighths of an inch thick.

#### *Walls*

The north wall is fully occupied by the original north entrance. The doorway features an ensemble of Colonial Revival leaded glazing, consisting of an elliptical fanlight, sidelights, and door light with pale textured glass and ornamental cast- lead bosses. The south wall is separated from the Back Hall (room 105) by a soffit, which carries the entablature from the surrounding walls. The west wall consists of furred plaster on original brick. The wall was replastered in 1971. The underside of the cornice incorporates a picture molding.

The 1896 east wall, along with the partitions forming the adjacent closet and toilet room, were demolished in 1971 when the present visitor information desk was constructed. (See Figure 2.38.) Only the entablature at the top of the east wall remains above the information desk. The 1896 architectural drawings indicate the west wall had a doorway to the closet under the main staircase. This opening is not indicated on the 1938 or 1969 architectural drawings, and it is not certain that it actually existed.

#### *Ceiling*

The present plaster ceiling was installed in 1971.

## Room 107 – (Living Room, Morning Room)

Identified as the “Living Room” on the 1896 architectural drawings, this space is central to the national significance of the Wilcox house, because of its use as Theodore Roosevelt’s temporary office during the period following the McKinley assassination.<sup>12</sup> Also known as the “Morning Room” or “Smoking Room,” this space possesses local and architectural significance based on its association with Ansley Wilcox. In particular, the Tudor Gothic architectural style of the room is a reflection of Wilcox’s published essays on the architecture, urban design, and undergraduate life of Oxford University.<sup>13</sup> Partially gutted in 1938, the room was rehabilitated as a visitor orientation room in 1971. It is presently fully restored, based on original architectural drawings and physical evidence.

### *Floor*

The 2- inch- wide strip oak flooring running east/west dates to 1896. Infill in the location of a former floor grate is visible to the right of the west window, as shown on the 1896 architectural drawings. There is an unidentified floor penetration with circular metal escutcheon to the left of the fireplace. (See Figure 2.39.)

### *Walls*

All walls have a red oak wainscot with raised panels and a band of crockets and quatrefoil tracery supporting a molded wood shelf. (See Figure 2.40.) Above the shelf, the wall is plastered, with a cove at the junction of the ceiling. Doorways and window openings are cased with molded oak boards with mitered corners and plinth blocks.

The north wall is indicated on 1896 architectural drawings as a “tile partition” supported on an iron beam. This partition was demolished in 1938, and partially restored as a frame partition with a rear- projection screen in 1971. The projection screen was subsequently removed, and the wainscot and ceiling cove restored to their appearance as indicated on the 1896 drawings.

The east wall is an 1896 brick wall with original woodwork. At the center of the wall is a projecting chimney breast and fireplace with veined black- marble hearth and facing in the form of a Tudor arch. The mantelpiece is a continuation of the paneled wainscot. To the right of the fireplace is a doorway with a pair of French doors. These doors are shown on the 1896 architectural drawings as a double- hung window. To the left of the fireplace is a doorway with paneled wood door leading to the Dining Room (108). This door was removed and the opening widened in 1938. The opening was filled by a frame partition in 1971, which was subsequently removed and the paneled door and casings restored.

The south wall is an 1896 brick wall with 1896 woodwork and bay window. The west wall is a load- bearing wall consisting of original (ca. 1835- 1840) and 1896 brick construction. In 1938 a

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<sup>12</sup> David H. Wallace, *The Ansley Wilcox house and its Furnishings* (Harpers Ferry, WV: U.S. Department of the Interior, NPS Harpers Ferry Center, 1989), pp. 40- 41.

<sup>13</sup> Ansley Wilcox, “The Structure of Oxford,” *Scribner’s Magazine* (New York: Scribner and Son), Vol. 16, Issue 3 (July 1878), pp. 368- 383.

10- foot- wide opening was cut through the wall. This opening was closed in 1971, and the wainscot and plaster cove was restored.

### *Ceiling*

The 1896 coved plaster ceiling remains. The flat center of the ceiling is decorated with molded plaster ribs in an overall pattern of quatrefoil and lozenge shaped cells. (See Figure 2.41.)

## **Room 108 (Dining Room)**

As the room where the Vice President and visiting dignitaries took meals and refreshments, this space may be considered to possess national significance, though it is not specifically cited as nationally significant in the 1967 Master Plan. Designed by George Cary and decorated in a Colonial Revival or Neo- Georgian architectural style, the room also possesses local significance. Of particular note on the 1896 architectural drawings are references to carved wood and “staff,” or composition plaster ornament, produced by Charles Emmel of Boston. (See Figure 2.42.) Four years later Emmel produced much of the staff ornament for the temporary buildings of the Pan- American Exhibition.<sup>14</sup> Today, the 1896 fabric of the room remains intact, except for the former doorway to the Butler’s Pantry at the south end of the east wall. This doorway was closed in 1938; its casings and door were moved to a new doorway cut in the center of the north wall, leading to the Back Hall.

### *Floor*

The 2- inch- wide strip oak flooring running east- west dates to 1896. Infill in the location of a former floor grate is visible to the left of the doorway to the Living Room. (See Figure 2.43.) There is an unidentified floor penetration with circular metal escutcheon to the right of the fireplace. (See Figure 2.44.)

### *Walls*

All of the walls are lath and plaster on 1896 brick or tile walls with high built- up wood base boards. At the corners of the room are fluted Corinthian pilasters, with an elaborate entablature constructed of wood and composition plaster surrounding the ceiling. The flat plastered wall surfaces are divided into rectangular panels by wood battens running both vertically and horizontally above the baseboard, and by a picture molding below the entablature. Doorway openings are framed by flat molded boards with plinth blocks and running acanthus and rope moldings.

The north wall is indicated on the 1896 architectural drawings as a “tile partition” supported on an iron beam. A doorway dating to 1938 is centered on the wall. According to the 1896 architectural drawings and historic photographs, the casings and door of this doorway were originally part of a doorway in the east wall of the room, leading to the Butler’s Pantry. (See

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<sup>14</sup> Charles Cary Drawings, Ansley Wilcox House, Job No. 48, BECHS. Drawings #99, 100, and 102 are full- size details of the Dining Room mantle and bay window, showing Charles Emmel numbers for running acanthus moldings, dentils and rosettes.



Figure 1.46.) In 1938, the door and frame were cut down from 35 inches to 33 inches in width and relocated to the new north- wall doorway.

The east wall is an 1896 brick wall that remains intact with its original woodwork. At the center of the wall is a chimney breast and fireplace with ceramic tile hearth and pale marble facing. The wood and composition- plaster mantelpiece consists of a mantelshelf supported on consoles, and a curved and shouldered overmantel panel surmounted by a swan- neck pediment and flanked by three- quarter- round fluted Corinthian pilasters. (See Figure 2.42.) To the right of the fireplace, the baseboard and wood wall battens are patched and spliced where the 1896 doorway to the Butler's Pantry was located. This door opening was filled with concrete block in 1938.

The south wall is an 1896 exterior brick wall that remains intact, with elaborate windows and French doors. Above the French doors is a Colonial Revival- style elliptical fanlight with clear leaded glass and overlaid lead swags and bosses.

The west wall is an 1896 brick wall. In 1938 the doors in the doorways to the Living Room (room 107) and Back Hall (room 105) were removed, but the cased openings were retained. It is not known if these doors survive. In 1971, the doorway to the Living Room was closed with a frame partition, but its casings were retained. This partition was subsequently removed, and doors were rehung in the opening.<sup>15</sup> There are marks and several holes in the floor presently plugged with fiberglass, suggesting that later surface- mounted wiring or piping may have penetrated the floor. (See Figure 2.44.)

### *Ceiling*

The 1896 plaster ceiling with elliptical sunburst medallion and plaster relief ornament remains intact. During the restaurant occupancy, acoustic tile was adhered around the medallion. These tiles were removed in 1971. (See Figure 2.45.)

## **Room 109 (Servant's Hall – Passageway )**

This room was created in 1971, when a large space along the north side of the house was subdivided to create a passageway (room 109) and men's and women's toilet rooms (rooms 110 and 111, respectively). This work is shown in William Shelgrin's 1969 drawings (Appendix D). The large space was built in 1896 as two rooms: a west Servant's Hall and an east Store Room, as shown on the 1896 plans (see Appendix B). In 1938, the partitions enclosing the Store Room were removed, and the floor and wall areas were patched.

### *Floor*

The 1896 yellow pine floor is concealed by modern wall- to- wall carpet.

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<sup>15</sup> It is not clear if these were the original doors or reproduction doors fabricated according to the 1896 drawings.

## *Walls*

The north wall was constructed in 1971. The south wall as indicated on the 1896 drawings is a plastered tile partition supported on an iron beam. Its present doorway to the Dining Room (room 108) was created in 1938, and trimmed with a casing that appears to have been salvaged from one of the former doorways in the 1896 Servant's Hall. The 1896 reused door here has been discussed in connection with the Dining Room. Scars and patches in the plaster and baseboard indicate the position of the Store Room partition, which was removed in 1938.

The east and west walls retain 1896 plaster and cased doorway openings. The original door in the west doorway is missing. A modern flush wood door is installed in the east doorway, in place of the paneled door here in 1896.

## *Ceiling*

In 1938, acoustic ceiling tile was adhered to the 1896 plaster ceiling and wood cornice moldings installed. In 1971, the ceiling tiles and wood moldings were removed and the 1896 plaster patched.

## **Room 110 and Room 111 (Servant's Hall and Store Room – Restrooms)**

These two rooms were created in 1971, when a large space along the north side of the house was subdivided to create a passageway (room 109) and men's and women's toilet rooms (rooms 110 and 111, respectively). This work is shown in William Shelgrin's 1969 drawings (Appendix D). The large space had been built in 1896 as a Servant's Hall, with its northeast corner partitioned off to form a storeroom, as shown on the 1896 plans (see Appendix B). In 1938, the partitions enclosing the storeroom were removed, and the floor and wall areas were patched.

The 1971 work included the removal of the 1896 plaster walls and ceilings, prior to the construction of the new partitions enclosing the two toilet rooms and forming the adjacent passageway. The new partitions and ceilings were plastered; the floors were covered with ceramic tile; wood trim and doors were installed at doorways; and plumbing fixtures were added.

In addition, interior shutters were removed from the two windows in rooms 110 and 111. These are now stored in the basement. The frame and sashes of the window in the women's toilet room (room 111) were also removed; the opening was infilled with concrete blocks and replastered. The glazing of the window in the men's toilet room (room 110) was removed from the lower sash, and machine-textured glass was substituted (window N3). The lower panes of the upper sash have also been painted for additional privacy. (See Figure 2.9.)

With the exception of the sashes of the window in room 110, no historic finishes survive in these rooms.

## Room 112 (Kitchen and Pantries – Visitor Orientation Room)

The present Visitor Orientation Room encompasses the 1896 Kitchen, Butler's Pantry, Kitchen Pantry, and cellar stairway (see Appendix B). The partitions dividing the pantries from the Kitchen were removed in 1938. The 1938 architectural drawings of that year (Appendix C) show indicated that the cellar stairway was retained during that work. However, Shelgrin's 1969 drawings (Appendix D) show the stairway had been removed by that time. The 1938 drawings indicate that sanitary finishes as required by the health department were installed.

### *Floor*

The present floor is concealed by modern wall- to- wall carpet.

### *Walls*

The walls are 1896 brick construction finished with original plaster that has been covered by plasterboard without baseboard or cornice. The plasterboard is installed around 1896 window casings and other trim elements.

The north wall contains an 1896 window opening that was converted to a doorway in 1938 to access the north addition. A new lintel was inserted below the 1896 flat brick arch, the opening was made narrower, and a modern flush wood door was installed. (See Figure 2.46.) Portions of the original window's molded casing remain.

The south wall features an 1896 chimney breast that is covered by plasterboard and flanked by 1896 windows with their original casings. The west wall is also covered with plasterboard, which conceals the former doorway to the Dining Room (room 108). This doorway was removed and filled with brick in 1938. (See the discussion of the Dining Room.)

The west wall retains its 1896 cased doorway to the former Servant's Hall (now room 109), complete with original casing and paneled wood jambs. Also visible are remnants of the wood wainscot that formerly surrounded the doorway. A modern flush door was installed in 1971. (See Figure 2.47.)

On the east wall is the 1896 Kitchen fireplace, a prominent feature constructed of "enameled" or glazed brick with a broad segmental brick arched firebox opening. The bricks measure  $8\frac{3}{4}$  by  $2\frac{1}{4}$  by  $4\frac{1}{2}$  inches. (See Figure 2.48.) To the left of the fireplace is an 1896 window with 1896 wood casings. To the right of the fireplace is an 1896 doorway with 1896 casings, a paneled wood door, and remnants of the 1896 wainscot and dado cap that formerly surrounded the doorway.

The four 1896 windows in this area had their interior shutters were removed; these are presently stored in the basement.

### *Ceiling*

As part of the 1971 rehabilitation, the 1896 ceiling was replastered, leaving visible shadows of the removed partitions.

## *First Story of North Addition, 1938*

### **Rooms 113 – 115**

These three rooms sit within the 1938 north addition. This addition is documented on 1938 architectural drawings by Robert A. Hill, architect. (See Appendix C.) Constructed 37 years after the period of national significance, this addition represents a commercial use unrelated to the themes discussed in the park's enabling legislation and the listing for the National Register of Historic Places.

#### *Carriage House Wall Fragment*

The north wall of the 1938 addition incorporates approximately 80 per cent of the two-story south wall of a former carriage house associated with the property (i.e., 37 feet of the original 46-foot-long wall). When the ca.- 1875 carriage house was demolished in 1938, this wall fragment was retained and incorporated into the addition. The exterior face of the wall fragment presently faces the interior of the addition. The wall was originally three bricks thick. Its original exterior face brick is visible in Rooms 113 and 115; individual bricks measure  $7\frac{5}{8}$  inches long by  $2\frac{1}{4}$  inches tall. (See Figures 2.49 and 2.50.) By comparison, the 1896 face bricks measure  $8\frac{1}{2}$  inches long by  $2\frac{1}{2}$  inches tall. In 1938, original doorway and window openings were filled with brick, and new openings were cut through the wall. (See Figures 1.35, 2.12, 2.49, and 2.50.) The original interior surface of the wall fragment presently faces the exterior and is covered by a veneer of 1938 face brick.

The surviving fragment of carriage-house façade retains integrity of location and materials, preserving limited evidence about the demolished carriage house and the history of masonry work at the property. On the whole, it lacks integrity of design, setting, workmanship, feeling, and association, and is unrecognizable even as a ruin or remnant of the historic carriage house. Subsurface resources related to the demolished carriage house have been evaluated by archaeologists and determined to “lack the degree of significance necessary for National Register eligibility.”<sup>16</sup>

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<sup>16</sup> Ryan F. Austin, *Phase 1B/2 Archaeological Site Examination: Theodore Roosevelt Inaugural National Historic Site (UB3747)*. State University of New York at Buffalo, Dept. of Anthropology. Reports of the Archaeological Survey, Volume 37, Number 4 (March 2005), p. 137.





Figure 2.30. Room 101 (Vestibule), ca.- 1885 parquet flooring.



Figure 2.31. Room 102 (Front Hall), looking east.



Figure 2.32. Room 102 (Front Hall), ogee casing and plinth blocks.



Figure 2.33. Room 102 (Front Hall), ogee casing.



Figure 2.34. Room 104 (Library), molded oak casing.



Figure 2.35. Room 104(Library), baseboard and casing



Figure 2.36. Room 104  
(Library), mantelpiece.

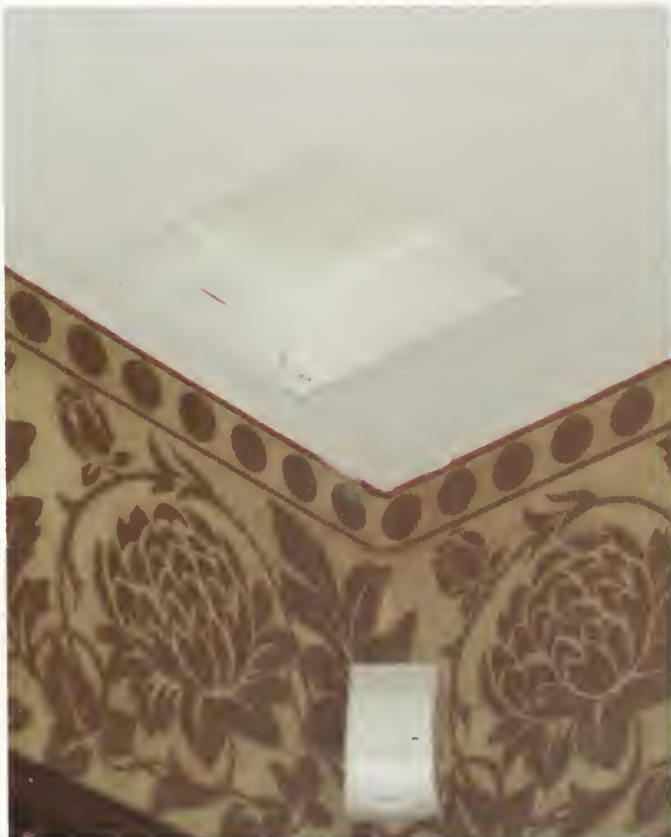


Figure 2.37. Room 104  
(Library), post- 1935 ceiling  
opening.





Figure 2.38 Room 106 (Side Hall), former location of missing east wall.



Figure 2.39. Room 107 (Living Room), unidentified floor feature.



Figure 2.40. Room 107 (Living Room), carved dado with molded shelf.



Figure 2.41. Room 107 (Living Room), ceiling.



Figure 2.42. Room 108 (Dining Room), ornamental moldings of mantelpiece.



Figure 2.43. Room 108 (Dining Room), former location of missing floor register.





Figure 2.44. Room 108 (Dining Room), unidentified floor feature.



Figure 2.45. Room 108 (Dining Room), ceiling medallion.



Figure 2.46. Room 112 (Kitchen), north wall, 1896 window opening converted to doorway.



Figure 2.47. Kitchen (room 112), west doorway and wainscot remnants.



Figure 2.48. Room 112 (Kitchen), fireplace.

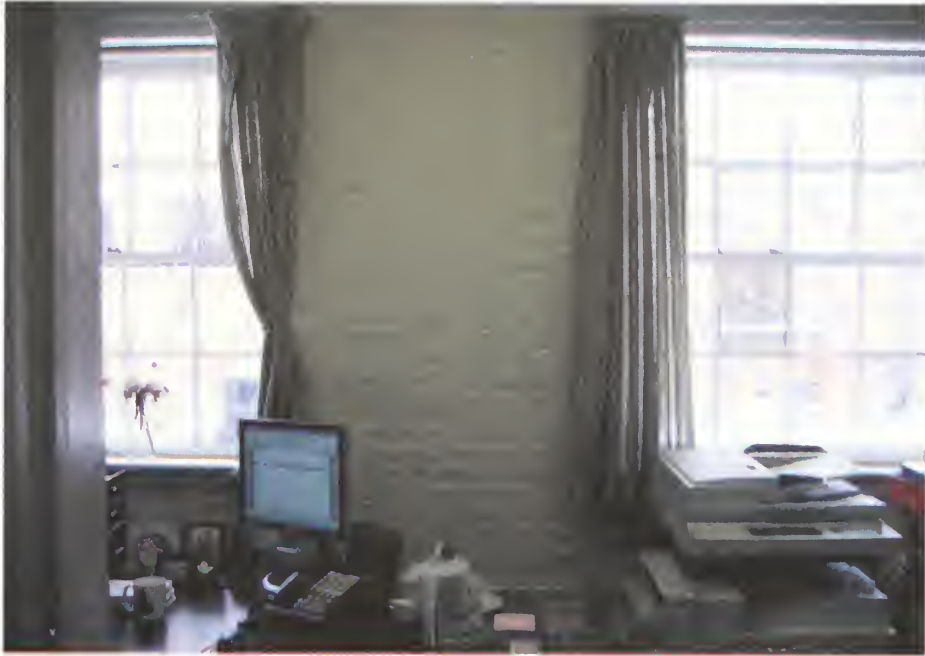


Figure 2.49. Room 113 in the 1938 addition, north wall, brick exterior wall of former carriage house.



Figure 2.50. Room 115 in the 1938 addition, north wall, infilled arched window opening in brick wall of former carriage house.





Interior Elements – Second Story

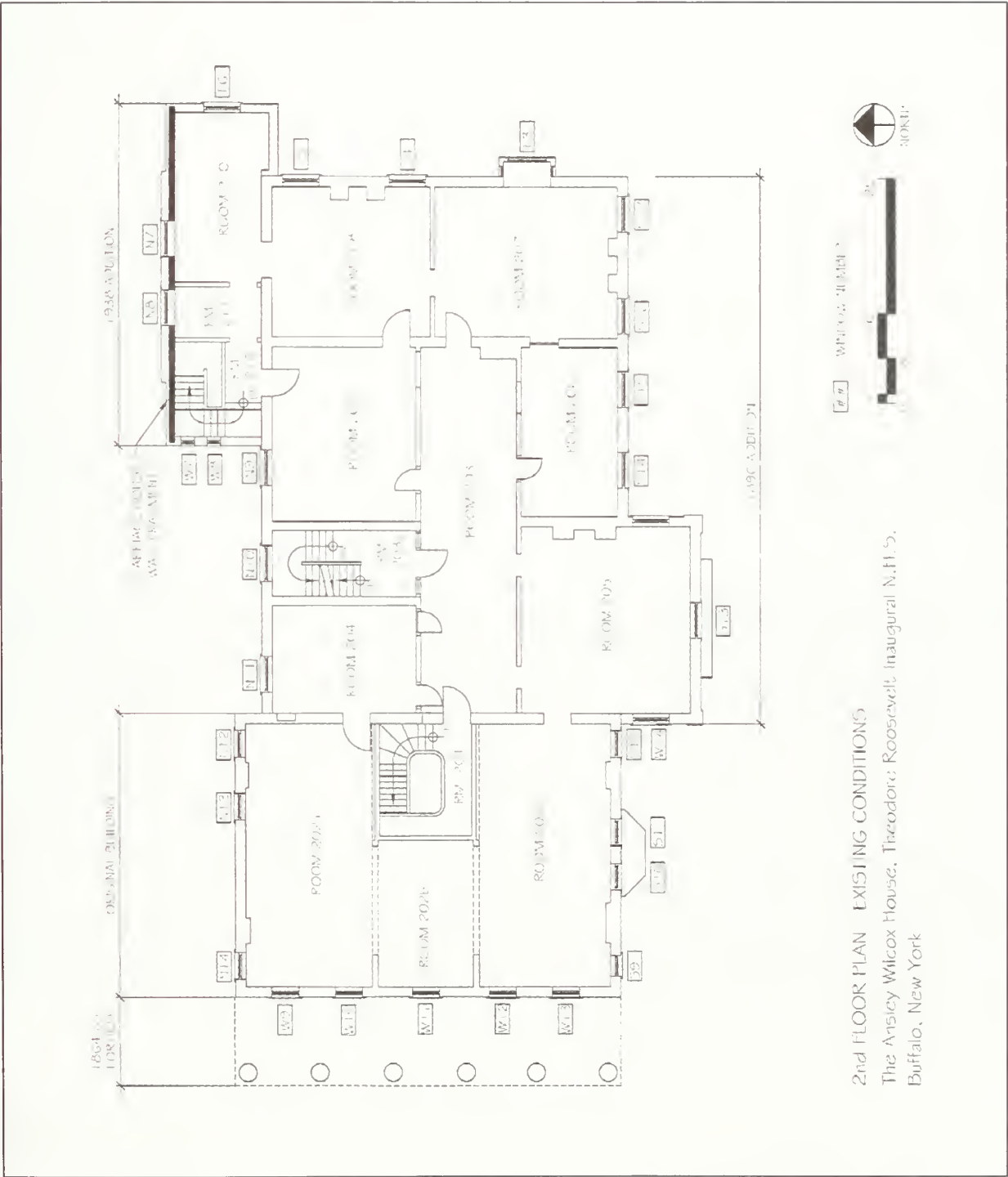


Figure 2.51. Second-Floor Existing Conditions Plan.

## *Second Story of Original Building, Circa 1835- 1840*

### **Introduction**

All interior partitions and the main staircase within the second story of the original structure were removed in 1938. Although the documentation of pre- 1938 conditions is limited, the exterior walls, ceilings, and floors retain substantial historic fabric. Documentation of physical evidence on the floor was recorded in 1998 and is retained in park curatorial files.

### **Room 201 (Second- Story Stair Hall)**

The present stair hall is a 1971 partial conjectural restoration, built to create the appearance of an appropriate stairway as seen from limited viewing angles on the first story. Prior to 1938, the stair hall was defined by north and south walls consisting of load- bearing frame partitions. After the removal of these partitions and the main staircase in 1938, columns and beams were substituted to carry the partitions' loads. The entire second story of the original building was one open space.

In 1971, a new stairway was built ascending from the first to the second stories. At the second-story level, a frame and plaster partition was built around the north, west, and south sides of the stairwell, isolating it from the rest of the second story. The only doorway was located in the stairwell's original brick east wall.

This doorway is the remnant of a doorway between the original stair hall and the second- story hall in the 1896 addition (room 203). In 1896, this was a wide opening with a soffit supported on ornamented console brackets. (See Appendix B.) The iron lintel for this opening is still visible in Room 203. (See Figure 2.54.) By 1938, the wide opening was partially filled with brick and reduced to the present doorway.

#### *Floor*

The floor is hardwood strip flooring running east/west, probably dating to 1864- 1865 or 1896.

#### *Walls*

The north, south, and west walls are plastered frame partitions constructed in 1971. The east wall is furred plaster on post- 1901 infill brick. The 1938 structural beams and columns are encased in the north and south walls, but they protrude into the adjacent rooms 202a and 202c at the top of the wall.

#### *Ceiling*

The ceiling was replastered in 1971. It is likely that the staircase extended through the ceiling to the third story in this location.

## Room 202a (North Gallery)

This space is a large open area along the north side of the original building. Prior to 1938, it was divided into two bedrooms – the “north front” and “north middle” rooms, as indicated on the 1933 inventory.<sup>18</sup> These bedrooms were at various times associated with Ansley Wilcox, and with President William H. Taft, who visited the house in 1910.<sup>19</sup>

### *Floor*

The finish floor is 1998 hardwood strip flooring running north/south.

### *Walls*

The north, east, and west walls are furred plaster on original brick. The south wall is partially open to the West Gallery (room 202b), and partially closed by the 1971 plastered frame partition along the north side of the main stairwell. The 1938 structural beams and columns remain at the top of the wall. Baseboards are typically of molded wood 12 ¼ inches high. Window casings are flat banded boards forming a shouldered architrave. Throughout the space a modern 1 x 6 board is mounted at the top of the wall to serve as a picture rail.

The west wall contains two tall windows (windows W9 and W10), with shouldered architrave moldings and a paneled apron below the sill. The sills are 21 inches above the floor, and the top of the casing is 107 inches above the floor. While these windows probably date to 1864- 1865, it is likely that the shouldered architrave moldings were either salvaged and reused or else retained from an earlier period.

The north wall features two projecting plaster chimney breasts with modern wood corner beads and no visible evidence of former fireplaces. The baseboard at the east half of the wall is shorter, indicating a difference between the two former rooms. Flanking the east chimney breast are two windows (windows N12 and N13), with shouldered architrave casings extending through the baseboard to the floor. These windows predate 1901, but their date of origin is uncertain. The window sills are 15 inches above the floor, and the top of the casing is 88 inches above the floor. To the left of the west chimney breast is a similar window (window N14); however, the top of its casing is raised to 107 inches to match the west windows. (See Figures 1.53 and 2.52.)

The east wall has a doorway opening cased with modern boards and plinth blocks. This opening was shown on the 1896 architectural drawings. In 1938 the doorway frame and door were removed, and the opening was filled. The doorway was reopened after 1971, and fitted with a salvaged six- panel door and new casings. Further recent alterations on this wall are suggested by the high two- piece baseboard.

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<sup>18</sup> David H. Wallace, *Historic Furnishings Report: The Ansley Wilcox House and Its Furnishings*. (Harpers Ferry, WV: U.S. Department of the Interior, NPS, 1989), Appendix B.

<sup>19</sup> 1998 floor documentation conducted by Theodore Roosevelt Inaugural NHS. See also Wallace, *Historic Furnishings Report*, pp. 27 and 62.



### *Ceilings*

The date of the plaster ceilings is unknown. The 1969 HSR states that ceilings were patched.

## **Room 202b (West Gallery)**

This space is an open area west of the second- story stair hall (room 201). Prior to 1938, it was an extension of the stair hall, with a small room at its west end overlooking the west portico.

### *Floor*

The finish floor is 1998 hardwood strip flooring running east/west.

### *Walls*

This space is separated from the North and South Galleries (rooms 202a and 202c) by the 1938 beams and two stub walls abutting the west wall. These stub walls may date to the original construction or 1864- 65. The east wall is a 1971 plastered frame partition with the 1938 columns protruding at the corners.

The west wall is furred plaster on original brick. Baseboards are of molded wood 12 ¼ inches high. There is one tall window (window W11) matching the west windows of the north and south galleries (rooms 202a and 202c). Throughout the space a modern 1 x 6 board is mounted at the top of the wall to serve as a picture rail.

### *Ceilings*

The date of the plaster ceilings is unknown. The 1969 HSR states that ceilings were patched.

## **Room 202c (South Gallery)**

This space is a large open area along the south side of the original building. Prior to 1938, it was divided into the “South Front Room,” a bathroom, and the “South Middle” or “Louis XIV Room” as indicated on the 1933 inventory.<sup>20</sup> An elaborate oriel window designed in 1892 by George Cary for the south wall of the South Front Room was removed between 1921 and 1924 and converted to the present casement window (window S9). A window was added in the bathroom (window S10) at about the same time. (See Figures 2.2 and 2.53.) The decorative style of the oriel window suggests the South Front Room in which it was located was associated with Mary Grace Wilcox prior to construction of her rooms in the 1896 addition.<sup>21</sup> It is also thought that these adjoining rooms may have been occupied by Theodore Roosevelt in 1901.<sup>22</sup>

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<sup>20</sup> Wallace, *Historic Furnishings Report*, pp. 64- 66.

<sup>21</sup> George Cary Architectural Drawings, BECHS.

<sup>22</sup> Wallace, *Historic Furnishings Report*, pp. 64- 65.

### *Floor*

The finish floor is 1998 hardwood strip flooring running north/south.

### *Walls*

The south, east, and west walls are furred plaster on original brick. The north wall is partially open to the West Gallery (room 202b), and partially closed by the 1971 plastered frame partition along the south side of the main stairwell. The 1938 structural beams and columns remain at the top of the wall. Baseboards are of molded wood 12 ¼ inches high. Window casings are flat banded boards forming a shouldered architrave. Throughout the space a modern 1 x 6 board is mounted at the top of the wall to serve as a picture rail.

On the west wall is a tall window matching the west windows in the south and west galleries (window W12). A similar window to the left (window W13) is plastered over from the interior and enclosed by exterior louvered wood shutters. Cracks are visible through the plaster along the edges of the blocked opening. This window was blocked in 1892, when the oriel window was installed on the south wall. It was reopened in 1938, and reclosed ca. 1970.

The south wall features two projecting chimney breasts and no visible evidence of former fireplaces. Flanking the east chimney breast are two windows (windows S11 and S12) with shouldered architrave moldings. These windows predate 1901, but their date of origin is uncertain. To the right of the west chimney is a casement window (window S9), which replaced the 1892 oriel window between 1921 and 1924. To the left of the west chimney is a double-hung window (window S10) with shouldered architrave molding, which was also installed between 1921 and 1924. Previously there was no window in this location. This window was located in the bathroom.

The east wall has a doorway opening with shouldered architrave casing and plinth blocks. This opening is as shown on 1896 architectural drawings and probably dates to 1864- 1864.

### *Ceilings*

The ceilings are plaster attached to the underside of the third- floor framing. Faint scars of the removed partitions from the former rooms are visible.

## *Second Story of East Addition, 1896*

### **Room 203 (Second- Story Back Hall)**

The present hall is rectangular in plan, extending down the center of the 1896 east addition. However, the 1896 architectural plans show that two walk- in closets existed in the southeast and southwest corners of the space. These closets gave the hall a T- plan. Two ornamented soffits supported on console brackets spanned the width of the hall, in line with each closet. As indicated on the 1969 Shelgrin drawings, the closets and ornamental soffits remained at that time. They were removed after 1971.

At the west end of the hall, a wide 1896 opening led to the original structure. The 1938 architectural drawings show that this opening was reduced to the present doorway size prior to 1938.

The 1896 architectural drawings call for shouldered architrave trim in the second- story hall, with the notation that the details should be verified on site. This suggests that Cary intended to have trim details in this room match mid 19<sup>th</sup>- century trim in the original structure.

#### *Floor*

The 1896 wood flooring is presently concealed under modern wall- to- wall carpet.

#### *Walls*

The north wall is an 1896 plastered frame partition with molded wood baseboards matching those in the original structure. Throughout the room is a modern 1 x 6 board mounted at the top of the wall to serve as a picture rail. A cased opening at the east end of the wall, opening to room 209, was removed after 1971. With this exception, the north wall remains as indicated on the 1896 architectural drawings. The glazed door connecting to the North Staircase provides borrowed light to the center of the hall. Its frosted (sandblasted) treatment creates a separation between service and family areas. (See Figure 2.56.) To the left of the doorway to the north staircase is a doorway that leads nowhere: opening its door reveals only the back side of the wall finish in room 204. (See Figure 2.57.) The doorway originally opened into a closet, which was later converted to a passenger elevator hoist way. The closet's partitions were subsequently removed, and its space incorporated into room 204.

The east wall consists of furred plaster on 1896 brick with baseboards and doorway trim matching those on the south wall. A doorway opens to room 207. To the right of the doorway, in the location of the former southeast walk- in closet, the baseboards are flat boards, representing either modern replacement woodwork or the remains of the former closet.

The south wall is an 1896 plastered frame partition. The baseboards and plaster surfaces at the east and west ends of this wall are scarred from the removal of the 1896 closets. Two doorways with 1896 shouldered architrave moldings and a baseboard remain at the center of the wall. A third doorway, to an 1896 closet no longer extant, sits at the west end of the wall.

The west wall is exposed brick, with a doorway at its center. The brick to the south of the doorway is part of the original structure. The brick to the north of the structure was installed sometime prior to 1938, to reduce the wide 1896 doorway here to its present size. The steel lintel over the 1896 opening is still visible; its length corresponds to the 6- foot, 10- inch- wide opening shown on the 1896 architectural drawings. (See Figure 2.54.) The width of this opening suggests that Cary considered the stairway in the original structure to be the principle staircase in the house, and that he intended to unite the second- story halls in the original structure and the 1896 addition.

### *Ceiling*

The 1896 ceiling was originally divided into three sections by soffits supported on ornamented console brackets. The soffits and brackets were removed after 1971, and the ceiling was patched.

## **Room 204 (Bathroom and Closet – Kitchen)**

The present room 204 consists of the space occupied in 1896 by a “Bath Room” and walk- in closet, as indicated on the 1896 architectural drawings. The bathroom originally adjoined the “north middle room,” as identified on the 1933 inventory,<sup>23</sup> and it has been associated with Ansley Wilcox and President Taft’s visit in 1910. This space was altered during the later Wilcox occupancy to create a hoist way for a passenger elevator, anteroom, and bathroom closet. Pulleys and gears for this elevator are presently stored in the original basement’s southwest brick chamber (Room 001b). Shelgrin’s 1969 existing conditions drawing indicates that the elevator hoist way remained at that time, but was removed in 1971.

### *Floor*

The 1896 flooring is presently concealed under modern flooring.

### *Walls*

The east wall is fully occupied by modern kitchen cabinets. The north wall consists of furred plaster on 1896 brick. The original molded wood baseboard stopped at the bath tub along the north wall. The present baseboard in the former location of the bathtub is concealed behind modern radiators and cabinets. The south wall is an 1896 frame partition. An 1896 doorway to the hall sits at the west end of the wall; it retains its molded wood casing and paneled door. (See figure 2.58.) The east end of the wall, in the location of the former elevator hoist way, is partially concealed by modern cabinets and patched with plasterboard.

The west wall is furred plaster on original brick with its 1896 fabric remaining intact. In the center of the room is a doorway to the original part of the house, with flat molded and mitered casings. The door swings into the original structure – the reverse of the swing indicated on the 1896 drawings. At the north end of the west wall is a similar doorway that opens to a modern cabinet set into the doorway recess. (See Figure 2.59.) This doorway is labeled on the 1896

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<sup>23</sup> Wallace, *Historic Furnishings Report*, pp. 62- 63.



architectural drawings as “old closet,” but no closet is shown in this location on the 1896 existing conditions drawings.

### *Ceiling*

The 1896 plaster ceiling is concealed above a modern suspended tile ceiling.

## **Room 205 (“McKinley Room”)**

This space was identified as the “South Back Bedroom” in the 1933 inventory.<sup>24</sup> Except for its present use as gallery space, this room retains a high level of architectural integrity.

### *Floor*

The 1896 wood flooring is presently concealed under modern wall- to- wall carpet.

### *Walls*

The south, east, and west walls consist of lath and plaster on 1896 brick walls with a molded wood baseboard. Doorway and window openings are cased with molded and mitered boards and plinth blocks; paneled wood skirts are used below the window openings. Throughout the room is a modern 1 x 6 board mounted at the top of the wall to serve as a picture rail. The 1896 architectural drawings show interior window shutters. These are now missing, but they were visible in historic photographs from 1901 and 1921. (See 1.20, 1.21, and 1.27.)

A projecting chimney breast with brick hearth and facing is centered on the east wall. The Federal or Colonial Revival- style mantelpiece is constructed of wood and composition plaster, and consists of paneled pilasters and lintel supporting a molded wood shelf, with torch, acorn, oak, and acanthus leaf ornaments. The 1896 architectural drawings show an ornamented wall register cased with molded wood boards matching the baseboards as being located to the left of the fireplace. (See Figure 1.55.) This feature survived in 1966, but is presently missing. In the northeast corner of the room is a small wood chase constructed in front of the baseboard.

The north wall is an 1896 frame partition with lath and plaster and trim matching the other walls in the room. The doors of the two doorways connecting to room 203 are presently missing, and the hinge mortises have been filled. (See Figures 1.49 and 1.55.)

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<sup>24</sup> Wallace, *Historic Furnishings Report*, pp. 66- 67.

### *Ceiling*

The ceiling is the 1896 lath and plaster.

## **Room 206 (Bathrooms – Office)**

The present room 206 consists of the spaces occupied in 1896 by a bathroom off the Second-story Back Hall (room 203), and a second bathroom adjoining the southeast bedroom (room 207), according to the 1896 architectural drawings. Shelgrin's existing- conditions drawing in 1969 indicated that this room arrangement remained in 1969; the subdividing partitions were removed in 1971.

### *Floor*

The underlying flooring is concealed under wall- to- wall carpet.

### *Walls*

The present north wall consists of two sections, reflecting its 1896 construction. The west section is an 1896 frame partition with lath and plaster and a molded wood baseboard. A doorway connects to the Back Hall (room 203); it is cased with molded and mitered boards and plinth blocks, and has a paneled door. The east section was formerly a thin frame partition containing a wide opening to the walk- in closet in the southeast corner of the Back Hall. At the east end of the wall was the side of the chimney breast for the first- story Kitchen. This configuration is documented by the 1896 architectural drawings. The walk- in closet was removed after 1971, and the opening to it infilled with a frame partition and gypsum plasterboard. Remnants of a tongue- and- groove wood wainscot survive at the east end of the north wall, on the side of the chimney. It displays vertical "V"- groove boards, and a molded dado cap and shelf. (See Figure 2.60.) It probably dates to 1896.

The south, east, and west walls consist of lath and plaster on 1896 brick walls, with original molded wood baseboards. Doorway and window openings are cased with molded and mitered wood boards and plinth blocks, with paneled wood skirts below the window openings. The 1896 architectural plan indicates interior wood window shutters. These are visible in 1921 exterior photographs, but these are now missing. (See Figure 1.28.) The west wall is entirely occupied by a modern built- in wood bookcase. On the east wall is a tongue- and- groove wood closet extending from floor to ceiling. This feature, though not indicated on the 1896 architectural drawings, is probably original, since it encloses an 1896 plumbing stack and cabinet. (See Figure 2.61.)

### *Ceiling*

The present ceiling appears to be a modern suspended plasterboard ceiling.

## Room 207 (Southeast Bedroom)

The present space is the most intact and undisturbed room in the Wilcox House. It is exhibited with conjectural period furnishings according to its historic function.

### *Floor*

The flooring is the 1896 oak strip flooring running north/south.

### *Walls*

The south, east, and west walls consist of lath and plaster on 1896 brick walls with a molded wood baseboard and a wood picture rail mounted below the ceiling. Doorway and window openings are cased with molded and mitered wood boards and plinth blocks, with paneled wood skirts below the window openings. (See Figure 2.62.) The 1896 architectural plan indicates interior wood window shutters. These are visible in 1921 exterior photographs, but are now missing.

At the center of the east wall is a bay window with paneled wood jambs and soffit, built-in window seat, and casement windows with leaded diamond quarry glazing. Centered on the south wall is a projecting chimney breast with marble hearth and facing. The Colonial Revival mantelpiece consists of wood pilasters with molded base and capitals, and a flat lintel supporting a molded wood shelf.

On the west wall are two doorways with paneled jambs and paneled wood doors. The south door is presently fixed and blocked from the adjacent room (room 206). Between the two doorways is an ornamented wall register, which is cased with molded wood boards matching the baseboards. (See Figure 2.63.) This is shown on the 1896 architectural drawings.

The north wall is a frame partition with lath and plaster and trim matching the other walls in the room. It contains an 1896 cased doorway to room 208; its original wood door is missing, but the hardware – including hinge pins – remains in place.

### *Ceiling*

The ceiling is flat lath and plaster with plaster relief or appliqué ornament. (See Figure 2.64.)

## Room 208 (Northeast Bedroom – Gift Shop)

The present space retains a level of architectural integrity similar to that of the southeast bedroom (room 207), except for a window converted to a doorway on the north wall, and the present adaptation of the space for use as the museum gift shop. The 1896 architectural plan indicates interior wood window shutters, but these are now missing.

### *Floor*

The 1896 oak strip flooring is presently concealed under modern wall-to-wall carpet.

## *Walls*

The north, east, and west walls consist of lath and plaster on 1896 brick walls with a molded wood baseboard 10 ½ inches high and a wood picture rail mounted below the ceiling. Doorway and window openings are cased with molded and mitered wood boards and plinth blocks, with paneled wood skirts below the window openings.

Centered on the east wall is a projecting chimney breast with brick hearth and facing, and a mantelpiece similar to that in the adjacent bedroom (room 207). At the center of the north wall is a former 1896 window opening that was converted to a doorway in 1938 to access the new addition of that date. The brick below the window sill was removed, the paneled skirt and jambs were removed, and the opening was narrowed to create the doorway. This opening is cased with the original salvaged window trim. (See Figure 2.65.)

The south end of the west wall contains a doorway to room 209. It retains its 1896 casings and two- panel door, but the door is hinged on the opposite side from that seen on the 1896 plan. The south wall is a load- bearing frame partition with lath and plaster and trim matching the other walls in the room. The door in the doorway to room 207 is missing.

## *Ceiling*

The ceiling is the 1896 lath and plaster.

## **Room 209 (Sewing and Dressing Rooms – “Taft Room”)**

The present room 209 occupies the space of three 1896 rooms: a Sewing Room, a Dressing Room for room 208, and a Passageway with walk- in closet. However, the 1896 drawings indicate that the Dressing Room itself contained a bed. The 1938 drawings show that this configuration was retained during that remodeling. By the time of Shelgrin’s 1969 existing- conditions drawing, though, the partition between the Sewing and Dressing Rooms was removed to form a single “L”- shaped room. (The passageway and closet were retained.) After 1971, the closet and passageway were removed, and the cased opening between the anteroom and the Back Hall (room 203) was closed with a frame partition and gypsum plasterboard.

## *Floor*

The underlying wood flooring is concealed under wall- to- wall carpet.

## *Walls*

The north, east, and west walls consist of lath and plaster on 1896 brick walls, with original molded wood baseboards and a narrow flat wood picture rail below the ceiling. Near the center of the west wall, and at the north end of the east wall, are wall registers, indicated on the 1896 architectural drawings and cased with molded wood boards matching the baseboards. (See Figure 2.66.)

The 1896 north- wall window in the Sewing Room remains intact, with molded and mitered flat casing and paneled skirt. The 1896 north- wall window in the Dressing Room was converted to



a doorway in 1938 to access the new addition of that date. The brick below the window sill, the paneled skirt, and the jambs were removed, and the opening was narrowed to create a doorway. The new door way opening is cased with mitered wood ogee moldings and plinth blocks matching extant 1864- 1865 trim, probably salvaged from elsewhere in the house.

The south end of the east wall contains an 1896 doorway to room 208, with a shouldered architrave casing and plinth blocks. Its door has been discussed in connection with room 208. To the left of this doorway is a frame plumbing chase, which was introduced in conjunction with the first- story bathrooms (Rooms 110 and 111) in 1971.

The south wall is an 1896 frame partition with lath and plaster finish. In 1896, a wide opening with ornamented soffit and console brackets at its east end connected to the Back Hall (room 203). This opening is currently filled with a frame partition. The adjacent 1896 doorway connecting the Sewing Room to the Back Hall remains. (See Figure 2.67.) As shown on the 1896 architectural drawings, this doorway was initially flanked by two closets; the flat casings of the doorway opening were incorporated into the cheek walls of the closets. The flat- board casings around this doorway, and the baseboards on either side of it, may be 1896 fabric that was retained when the closets were removed.

## Ceiling

The 1896 lath and plaster ceilings remain, with scars in the locations of the removed partitions.

## *Second Story of North Addition, 1938*

### **Rooms 210- 212 – Gift Shop**

These three rooms comprise the second story of the north addition constructed for the Kathryn Lawrence restaurant in 1938 by the D.P. Rumsey Estate. (See the previous discussion of Rooms 113- 115.)



Figure 2.52. Room 202a (North Gallery), northwest corner.

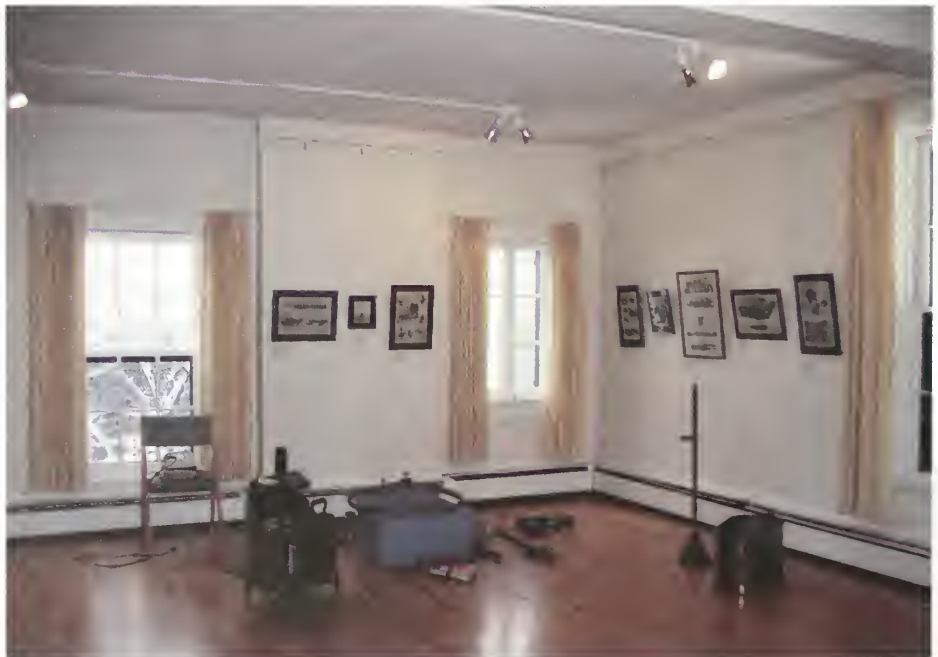


Figure 2.53. Room 202c (South Gallery), southwest corner.



Figure 2.54. Room 203  
(Second- Story Back Hall),  
west wall, pre- 1938 doorway  
and brick infill.



Figure 2.55. Room 201 (Second- Story Stair Hall), pre- 1938 doorway.





**Figure 2.56.** Room 203  
(Second- Story Back Hall),  
doorway to North Staircase.



**Figure 2.57.** Room 203  
(Second- Story Back Hall),  
north wall, former closet  
doorway.



Figure 2.58. Room 204, south wall, doorway to Second- Story Back Hall.



Figure 2.59. Room 204, west wall, “old closet” with modern cabinet insert.



Figure 2.60. Room 206,  
wainscot remnant at north  
end of east wall.

Figure 2.61. Room 206,  
east wall, floor- to-  
ceiling wood closet.





Figure 2.62. Room 207,  
molded casing.



Figure 2.63. Room 207,  
wall register.





Figure 2.64. Room 207, ceiling.



Figure 2.65. Room 208, north wall, 1896 window converted to doorway in 1938.



Figure 2.66. Room 209,  
wall register.



Figure 2.67. Room 209,  
south wall, doorway to  
Second- Story Back Hall.



Interior Elements – Third Story

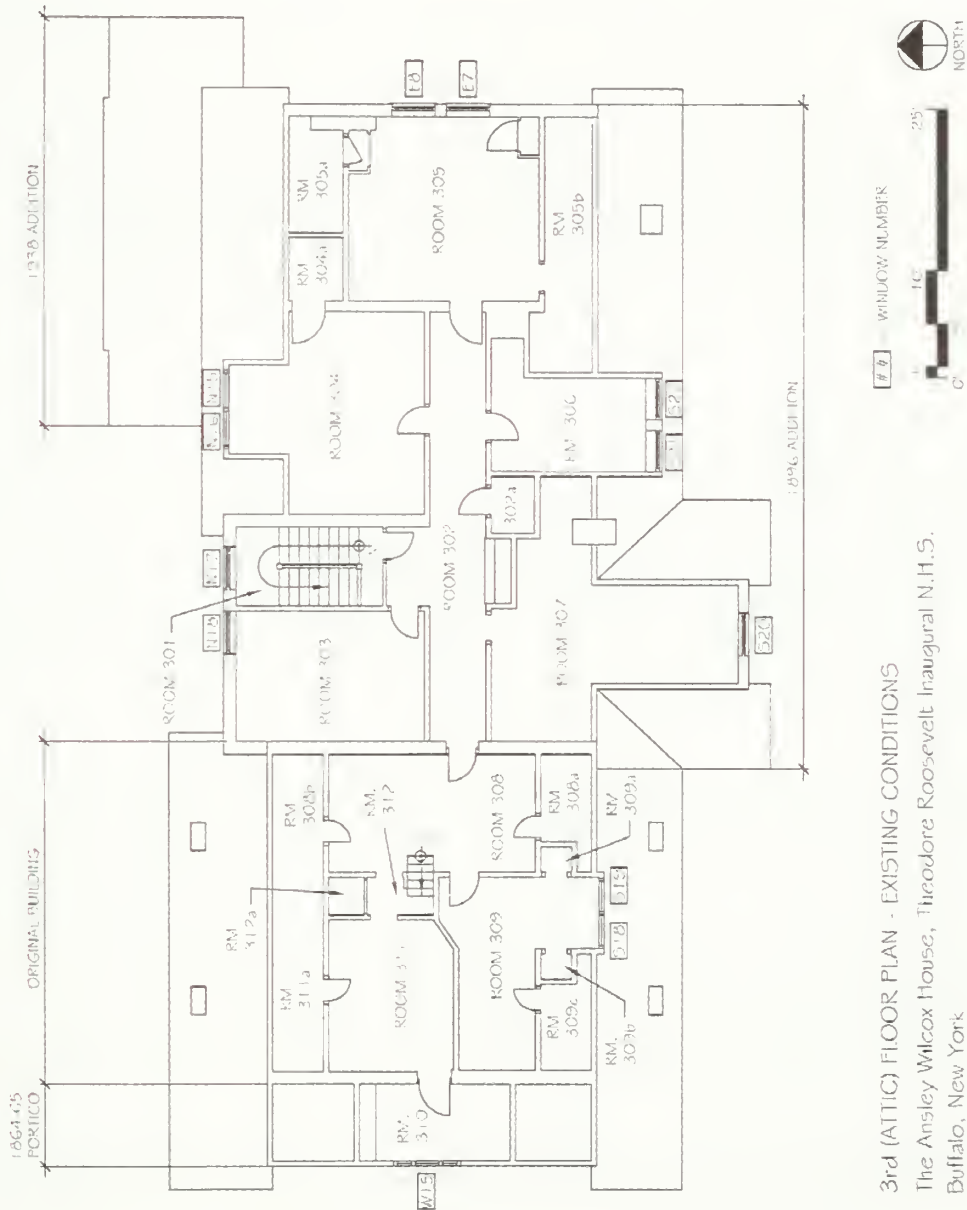


Figure 2.68. Third-Floor (Attic) Existing Conditions Plan.



## *Third Story of Original Building, Circa 1835- 1840*

No historic drawings or photographs exist for the third- story rooms in the original structure. These spaces are presently used for storage of costumes, which limited access for investigations.

### **Room 308**

This fairly large room, at the east end of the original attic, connects that area with the attic of the 1896 east addition.

#### *Floor*

Sheet flooring covering conceals the underlying wood subfloor and finish floor. On the south side of the room, tongue- and- groove floorboards 4 inches wide running east/west are visible through the deteriorated floor covering. On the north side of the room floorboards 7 inches wide running eas/west are visible. This change in floorboards should be further investigated, since it may provide information about an earlier staircase from the second story.

#### *Walls*

The north and south walls are knee walls consisting of split- board lath and plaster supported on vertical boards fastened to the roof and floor framing. The lath on the back of the knee walls is visible in room 308a. The plaster is mostly missing, presumably the result of deflection of the supporting boards and roof rafters. Two layers of plasterboard have been applied over the lath to enclose and stiffen the wall. The split- board lath is similar to that uncovered in the northwest corner of the library in 1971, suggesting that these knee walls probably date from the original construction, representing the “furnished garret” described in the 1840 Chapman letter.<sup>25</sup> (See Figures 1.50 and 2.69.)

The east wall consists of plaster applied on the surface of the original brick gable end wall. The west wall is a plastered frame partition. At the base of the east and west walls is a plain wood baseboard.

The doorway to the 1896 Hall (room 302) is cased with unmolded beveled boards. The board on the left (north) jamb is missing. The brick jambs are paneled. The door is missing and the hinge mortises are filled.

The doorways to the original rooms 309 and 312 are cased with plain boards. The door to room 309 is an altered six- panel wood door. The upper four wood panels and horizontal rail have been removed and replaced by a four- light panel. The door is enlarged by a continuous Dutchman on the butt of the hinge stile. The door to room 312 is a wood door with four lights above two vertical wood panels.

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<sup>25</sup> Chapman to Blair, December 27, 1840. TRISF Research Committee Files.

The doorway to Room 308b was covered with stored items, and so was not available for inspection.

### *Ceiling*

The ceiling is lath and plaster on the underside of the sloping roof rafters, and on a flat area at the center of the room. The intersection of the sloped and flat ceiling is coved, forming a vault. Plasterboard is applied over the sloped areas to stabilize loose plaster.

### *Roof Scuttle*

At the middle of the west wall is a wood ship ladder and roof scuttle leading to the rooftop belvedere. The ladder extends from the scuttle down to a shelf 4 feet above the floor, and is recessed into the west wall. The back and sides of the recess are enclosed by vertical tongue-and-groove beaded boards. Below the shelf is a plywood panel. The ship ladder probably originally extended to the floor. The location where the ladder would have reached the floor is adjacent to the change in width of the floorboards.

## **Room 308a**

This is an unfinished eave space at the east end of the south wall of the original attic.

### *Floor*

The floors consist of 1 x 4 tongue-and-groove boards running east-west over a board subfloor 1 inch thick. There is a quarter-round shoe molding running around the perimeter of the finish floor.

### *Walls*

The east wall is the interior surface of the original brick gable end wall. (See Figure 2.70.) The end wall is three bricks (12 inches) thick. The brick is laid in common bond with headers at every eighth course. Individual bricks are regularly formed, but vary in color from pale salmon to deep red, suggesting a somewhat uneven temper. Joints are filled to the surface with bedding mortar and struck flush.

The south wall is the open roof framing, consisting of rafters measuring 3 ¼ inches by 3 ¾ inches, spaced 19 to 22 ½ inches on center. The north wall is one of the knee walls of room 308, and was described in that section.

The west wall is formed by the back sides of the dormer in room 309 and that room's closet (309a). It can be seen that the frame partitions of the dormer and the closet walls consist entirely of sawn lumber and sawn wood lath, indicating a later period of construction than the knee walls, probably dating to the Wilcox occupancy. (See Figure 2.71.)

### *Ceiling*

The roof framing is exposed.

## Room 308b

This is an unfinished eave space at the east end of the north wall of the original attic. It was inaccessible behind costume storage, but is probably similar to room 308a.

## Room 309

This is a fairly large room in the southwest portion of the original attic.

### *Floor*

Sheet floor covering conceals the underlying wood flooring. Tongue- and- groove floorboards 4 inches wide running east/west are visible through the floor covering, and are continuous with the floor in room 308. On the north side of the room, floorboards 7 inches wide running east-west are visible through the floor covering.

### *Walls*

The north wall is a frame partition sheathed with vertical boards 3 ½ inches wide. It has several two- light wood sashes along its top edge, forming an interior clerestory window shared with room 311. Each sash is hinged on its side rail, to open like a casement. It is likely that these sashes were introduced when the dormer was built, or shortly thereafter, to provide light to room 311.

The south wall was inaccessible due to storage, except for the dormer area. The side walls of the dormer are frame partitions with sawn wood lath and plaster; storage areas are recessed into the eave space on either side. The openings to these storage spaces are cased with plain boards. The doors are missing.

The west wall is plaster applied directly to the brick of the original west wall. The east wall is a plastered frame partition. At the base of the east and west walls is a plain wood baseboard 7 inches high.

The doorway to room 308 is cased with plain boards. It holds an altered six- panel wood door that has been discussed in connection with room 308.

### *Ceiling*

The ceiling consists of continuous lath and plaster on the underside of the roof rafters and ceiling joists. Plasterboard is applied over the sloped areas and in the dormer, to stabilize loose plaster caused by roof deflection and leaking.

## Room 309c

This is an unfinished eave space at the west end of the south wall of the original attic. It was inaccessible behind storage, but is probably similar to room 308a.

## **Room 310 (Room above Portico)**

### *Floor*

Sheet floor covering conceals the underlying wood subfloor and finish floor.

### *Walls*

The north wall is occupied entirely by closets. On the west is a storage recess that was inaccessible and covered by a curtain. On the east is a pair of four- panel wood doors. The closet opening is cased in plain boards. The closet interior is plaster with wood shelves lined with modern wall paneling. The south wall was inaccessible.

The east wall is plaster applied directly to the brick gable end of the original building. The west wall is plaster on the frame wall of the portico's gabled pediment. The Palladian window opening is surrounded by plain wood boards. At the base of the east and west walls is a plain wood baseboard 7 inches high.

### *Ceiling*

The ceiling consists of continuous lath and plaster on the underside of the roof rafters, and on a flat area at the center of the room.

## **Room 311**

This is a fairly large room in the northwest portion of the original attic.

### *Floor*

Modern sheet floor covering conceals underlying wood flooring.

### *Walls*

The north wall was inaccessible. The south wall is an exposed frame partition, revealing the back sides of the sheathing boards on the room- 309 side of this wall. As stated previously, it is thought that the clerestory- type windows at the top of the wall are roughly contemporaneous with the dormer in room 309. The west wall is furred plaster on original brick. The east wall is a plastered frame partition. At the base of the west wall is a plain wood baseboard. The doorway openings to rooms 310 and 312 are cased with plain wood boards. Their doors are missing, and the mortises for door hinges have been filled.



### *Ceiling*

The ceiling is lath and plaster on the underside of the sloping roof rafters, and on a flat area at the south side of the room. Plasterboard has been applied over the sloped areas to stabilize the underlying plaster.

## **Room 311a**

This is an unfinished eave space at the west end of the north wall of the original attic. It was inaccessible behind costume storage, but is probably similar to room 308a.

## **Room 312**

This space is a passage between rooms 308 and 311.

### *Floor*

Modern sheet floor covering conceals underlying wood flooring.

### *Walls*

Measured drawings done by William Shelgrin in 1969 show a double doorway with a pair of doors on the north wall, leading to a closet (room 312a). This entire wall is today covered by plasterboard. The east wall is a frame partition sheathed with horizontal boards, which passes under the belvedere's ship ladder. The west wall is a frame partition with plasterboard concealing the underlying plaster finish. The south wall is a plastered frame partition. Access to this wall was prevented by storage.

### *Ceiling*

The ceiling is lath and plaster on the underside of sloping roof rafters, and on a flat area adjacent to the belvedere scuttle. Plasterboard has been applied over the sloped surfaces to stabilize the underlying plaster.

## **Room 312a**

This space is a closet on the north side of room 312. As described previously, the doorway to this space is covered by plasterboard, so the space is inaccessible.

## *Third Story of East Addition, 1896*

The 1896 architectural drawings do not include a third- floor plan, but they do include sections that show this level.

### **Room 301 (North Staircase)**

The North Staircase is shown on the 1896 architectural drawings, and it remains as originally designed. It is also indicated on the 1969 Shelgrin third- floor plan.

#### *Floor*

Wall- to- wall carpet conceals the underlying flooring of the third story and intermediate landings, as well as the stair treads and risers. At the third- story landing is a wood board and pipe penetration, which probably supported a later radiator that is now missing.

#### *Walls*

The east and west walls are 1896 frame partitions with lath and plaster finish. There are 8- inch- high molded baseboards on the east wall, and 9 ½- inch- high baseboards with a more complex molded profile on the west wall descending to the second story. No attempt was made to align and miter the sloped baseboard on the staircase with the level baseboard on the landings. This fact underscores the room's utilitarian character. (See Figures 2.72 and 2.73.)

The north wall is furred plaster on an 1896 brick wall. There is a window at the intermediate landing, which is cased with plain mitered boards with molded edges extending through the baseboards to the floor. Beneath the window sill is a solid board panel.

The south partition separating the staircase from room 302 is not indicated on the 1896 Cary drawing, and so is thought to be a design change or later addition. It consists of vertical boards and a doorway holding two reused four- panel wood doors probably salvaged from the Laning addition. One of the doors is fixed; the other opens into the third- story Servant's Hall (room 302).

#### *Ceiling*

The ceiling consists of lath and plaster attached to the underside of wood ceiling joists.

#### *Stair Railing*

The inside stair stringer is raised above the tread nosings, and supports the balusters and handrail. The balustrade consists of newel posts 4 ¾ inches square at each landing, with a molded hand rail measuring 3 ¾ inches spanning between the newels. Balusters are 1¾ inches square and 3 inches on center. (See Figure 2.73.)

## Room 302 (Hall)

Room 302 is shown on the 1896 architectural drawings, and it remains as originally designed. (See Figure 2.74.)

### *Floor*

Wall- to- wall carpet conceals the underlying wood floor.

### *Walls*

The north, south, and east walls are frame partitions with a plaster finish and a molded wood baseboard 8 inches high. The partition separating the hall from the north staircase (room 301) is faced with plasterboard. The west wall is plaster applied directly to the brick wall of the original building. All doorway casings are plain boards with molded edges, mitered corners, and plinth blocks.

Opposite the staircase is a linen closet recessed into the south wall. (See Figure 2.75.) This closet consists of two compartments, each enclosed by a pair of paneled wood doors and lined with double- beaded cedar boards 5 inches wide. There are two wood shelves in each compartment. Below the doors is a plywood panel, where drawers were probably originally located. (See the description of the built- in cabinet in room 306.).

At the east end of the south wall is a speaking tube and spun- metal whistle piece. (See Figure 2.76.) According to the 1896 specifications, speaking- tube communication was provided between the first- story Kitchen and the third- story servants' hall. The whistle piece has been crushed by the swing of the door to room 305. A turned wood doorstop is mounted on the baseboard below, and was probably added after the damage. (See Figure 2.77.) It is identical to the doorstop at the doorway to the North Staircase (room 301).

The door to room 301 has been described in connection with that space. It swings into the hall, and is prevented from impacting the adjacent wall by a turned wooden doorstop on the baseboard. The door to closet 302a is a four- panel wood door, probably salvaged from the Laning addition. The lower right panel is replaced with plywood. The door to Room 303 is also a four- panel wood door, probably salvaged from the Laning addition. The hall side of the door is faced with modern paneling. The door to room 304 is a three- panel wood door. However, the 1896 architectural drawings indicate a four- panel door, which was presumably intended to be salvaged from the Laning addition.

The door to room 305 is a four- panel wood door. The 1896 architectural drawings indicate a three- panel door with glass in the upper panel, presumably to provide borrowed light to the long windowless hall. For some reason, this door is not shown on the 1969 Shelgrin plan. It swings open against the south wall, and has crushed the speaking tube there.

The door to room 306 is a three- panel wood door. The door to room 307 is a plywood sheet.

### *Ceiling*

The ceiling is lath and plaster on the underside of ceiling joists, with coves along the north and south walls creating a vault.

## **Room 302a**

This hall closet is not indicated on the 1969 Shelgrin architectural drawings, but may be as early as 1896.

### *Floor*

The floor consists of tongue- and- groove boards 3 ½ inches wide running north/south.

### *Walls*

The four walls are frame partitions; all have wood baseboards 7 inches high with a beveled top. The doorway opening is cased with plain boards with mitered corners, beveled edges, and plinth blocks.

### *Ceiling*

The ceiling is lath and plaster attached to the underside of the roof rafters.

## **Room 303**

No documentation exists for this room's original appearance or function. It was probably a servant's room.

### *Floor*

Wall- to- wall carpet conceals the underlying wood floor.

### *Walls*

Plywood paneling conceals underlying wall finishes throughout this room. Doorway and window casings are plain boards with mitered corners and molded edges; doorway casings also have plinth blocks.

### *Ceiling*

Plywood paneling conceals the underlying ceiling finishes throughout this room.



## Room 304

No documentation exists for this room's original fabric or function. It was probably a servant's room. Today it is used for locked collections storage.

### *Floor*

The finish floor consists of tongue- and- groove boards 3 ½ inches wide running north/south.

### *Walls*

The south, east and, west walls are frame partitions with molded baseboards 8 inches high. The north wall consists of plastered frame knee and dormer walls with molded baseboards 8 inches high. Doorway and window casings consist of plain boards with mitered corners and molded edges; doorway casings also have plinth blocks.

### *Ceiling*

Plasterboard conceals the underlying plaster ceilings.

## Room 304a

This is a finished eave space along the north wall of the 1896 east- addition attic. It is shown on the 1969 Shelgrin plan, but the east wall, which is part of the original construction, was omitted in error.

### *Floor*

The finish floor consists of tongue- and- groove boards 3 ½ inches wide running north/south. There is an early linoleum floor cloth in the center of the room.

### *Walls*

The four walls are plastered frame partitions; all have baseboards 5 ½ inches high with a beveled top. Doorway casings consist of 4 ½- inch- wide plain boards with mitered corners, beveled edges, and plinth blocks.

### *Ceiling*

The ceiling consists of lath and plaster attached to the underside of roof framing.

## Room 305

This room is shown on the 1896 architectural drawings, and it remains as originally designed. It was probably a servant's room. It is shown on the 1969 Shelgrin plan as having a partition with a doorway dividing it into two rooms. This partition may have been similar to the paneled wood closets in the northeast and southeast corners of the room. The partition is now gone.

### *Floor*

Wall- to- wall carpet conceals the underlying wood floor.

### *Walls*

The north, south, and west walls are plastered frame partitions with molded wood baseboards 8 inches high. The east wall is furred plaster on 1896 brick. The kitchen chimney projects in the northeast corner. In the northeast and southeast corners are built- in closets consisting of paneled- wood side walls and a door. The floor of each closet is raised.

Doorway and window casings are plain boards with mitered corners and molded edges; doorway casings also have plinth blocks. The door to room 305a is a two- panel wood door situated at the back of the northeast closet. (See Figure 2.78.) The door to room 305b is a plywood panel; the doorway's casing is missing.

### *Ceiling*

The ceiling consists of lath and plaster on the underside of roof rafters and ceiling joists. The transition between the sloped and flat planes is coved, forming a vault. Plasterboard is applied over the south slope to stabilize deteriorated plaster.

## Room 305a

This is a finished eave space along the north wall of the 1896 east- addition attic. It is shown on the 1969 Shelgrin plan, but the west wall was omitted in error.

### *Floor*

The finish floor consists of tongue- and- groove boards 3 ½ inches wide running north- south.

### *Walls*

The north, south, and west walls are plastered frame partitions; all have baseboards 5 ½ inch high with a beveled top. The east wall is furred plaster on 1896 brick. Doorway casings consist of plain boards 4 ½ inches wide with mitered corners, beveled edges, and plinth blocks.

### *Ceiling*

The ceiling is lath and plaster attached to the underside of roof framing. The plaster is loose and missing in several locations. (See Figure 2.79.)

## Room 305b

This is an unfinished eave space along the south wall of the 1896 east- addition attic. It is shown on the 1969 Shelgrin plan, erroneously reduced in length by a partition aligned with the west wall of room 305.

### *Floor*

The wood floors consist of a subfloor laid diagonally, and finish boards running east/west.

### *Walls*

The north and west walls are unfinished frame partitions, revealing the back side of the sawn wood lath and plaster finishes in rooms 305 and 306. The east wall is 1896 brick. The roof rafters form the south wall.

### *Ceiling*

The ceiling consists of the exposed roof framing.

## Room 306

No documentation of this room's original construction or appearance has been found. It was formerly divided into a bathroom fronted by an anteroom. The bathroom was located on the south side of the room under the dormer. The anteroom was located on the north side of the room.

### *Floor*

Rubber tile conceals the underlying wood flooring. On the east side of the room are pipe stubs penetrating the floor.

### *Walls*

All of the walls in this room are plastered frame partitions and dormer walls, with molded wood baseboards 8 inches high. The plaster walls are cracked and delaminating. The plaster on the west wall is crudely patched where plumbing has been removed. Doorway and window casings are plain boards with mitered corners and molded edges; doorway casings also have plinth blocks.

In the northeast corner of the room (anteroom) there is a recess containing a built- in wood cabinet. The edges of this recess are covered by wood corner guards with ornamental turnings. The cabinet front consists of a pair of flush doors and two drawers with metal pulls. The pair of doors probably replaced two additional drawers. To the right of the cabinet (also in the anteroom space) is an oval wall bracket for a light fixture. (See Figures 2.80 and 2.81.)

The dormer has two casement windows, each with a pair of two- light sashes. One of the glass lights has been replaced with a plastic panel. At either side of the windows, a dado cap matching the window casing runs 31 inches horizontally on the dormer side walls. The purpose of this feature is unknown.

### *Ceiling*

The ceiling is lath and plaster attached to the underside of the roof rafters and ceiling joists. The intersection of the sloped and flat ceiling planes is coved, forming a vault. The plaster is extensively cracked and delaminated.

## **Room 307**

This is a fairly large unfinished room eave space along the north wall of the 1896 east- addition attic. Room 307 is shown on the 1896 architectural drawings, and remains as originally designed.

### *Floor*

The floors consist of a wood subfloor laid diagonally, and finish board running east/west on top of the subfloor. Both subfloor and finish floor are made up of tongue- and- groove boards measuring 1 inch thick by 5 ½ inches wide. An additional layer of plywood has been applied over the floor in some storage areas.

### *Walls*

The north and east walls are unfinished frame partitions, revealing the back side of the sawn wood lath and plaster finishes in rooms 302, 302b, and 306. The west wall is the original brick gable end wall. On this wall, remnants of the stepped flashing for the roof of the 1864- 1865 addition survive. Above the flashing are multiple paint coatings that extend up to the line of the former wood frieze, now removed. (See Figure 2.82). The south wall is the 1896 brick gable end wall, which holds an ornamentally leaded lunette window. The arch of this window is formed by two rows of brick headers. The boiler room chimney passes through this room to the roof.

### *Ceiling*

Plasterboard has been applied to the underside of the roof rafters. The rafters were originally exposed.





**Figure 2.69.** Room 308a, looking north toward back side of early knee wall.



**Figure 2.70.** Room 308a, looking east toward original brick gable end wall.



Figure 2.71. Room 308a, looking west toward dormer cheek wall.



**Figure 2.72.** Room 301  
(North Staircase).



**Figure 2.73.** Room 301 (North Staircase), baseboard.



Figure 2.74.  
Room 302 (Hall).

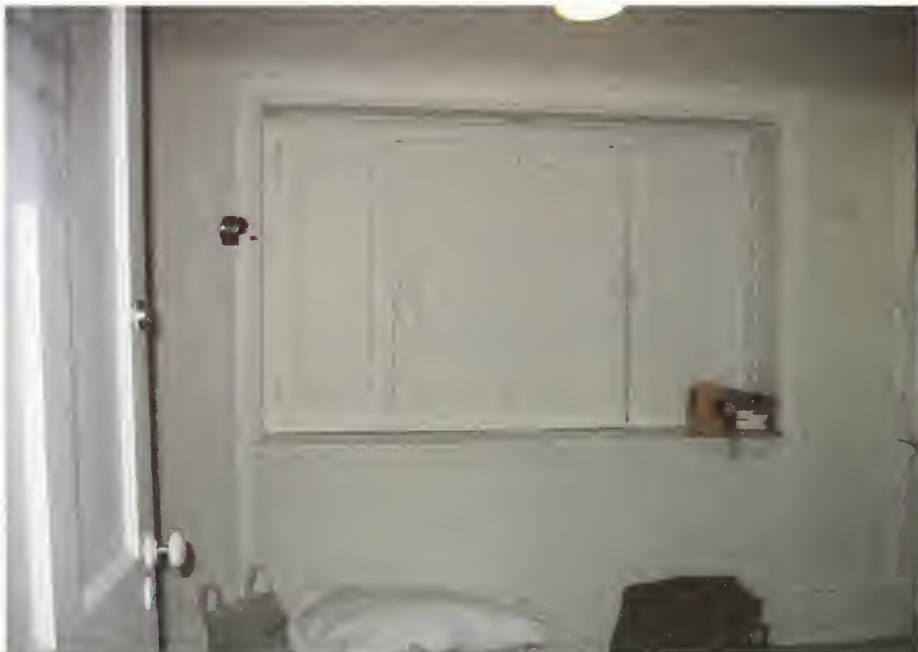


Figure 2.75. Room 302 (Hall), south- wall linen closet.





**Figure 2.76.** Room 302 (Hall), wall- mounted speaking- tube fixture.



**Figure 2.77.** Room 302 (Hall), doorstop below speaking- tube fixture.



Figure 2.78. Room 305,  
northeast closet containing  
doorway to room 305a.



Figure 2.79. Room 305a,  
deteriorated plaster ceiling.



**Figure 2.80.** Room 306, recess with built- in wood cabinet.



**Figure 2.81.** Room 306, wood corner guard on edge of recess, and remnant of light fixture.



Figure 2.82. Room 307, looking west toward original brick gable end wall, showing roof line of 1864- 1865 addition and paint evidence.





## **PART 2.**

# **TREATMENT AND USE**



# CHARACTER- DEFINING FEATURES

## Overview

The character of a historic building is defined in several ways. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* generally addresses “character” in terms of visible physical forms, functions and materials, i.e.:

The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.<sup>1</sup>

In addition, the character of a historic building may be conveyed through “feelings” associated with notable events or people, or a sense of time and place. These associations, while not necessarily architectural, are embodied by tangible building elements that should also be preserved.<sup>2</sup> This section of the report discusses the character of the Wilcox house in terms of its national and local significance, as established by park legislation and National Register documents. Using methodology outlined in *NPS Preservation Brief: 17*, it also provides a visual analysis and listing of tangible “character- defining features” that embody this significance.<sup>3</sup>

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<sup>1</sup> Kay E. Weeks, and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings* (Washington, D.C.: U.S., Department of the Interior, NPS, Cultural Resources Stewardship and Partnerships, Historic Preservation Services, 1995), p. 63.

<sup>2</sup> Lee H. Nelson, *Preservation Briefs: 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, D.C.: U.S. Department of the Interior, NPS, Cultural Resources Stewardship and Partnerships, Historic Preservation Services, September, 1988).

<sup>3</sup> Nelson, *Preservation Briefs: 17*.



# Character of Structure Associated with National Significance

The character of the structure associated with Theodore Roosevelt's Presidential inauguration on September 14, 1901, and subsequent preparation of his first Presidential proclamation is generally embodied in the following character- defining features:

- The following interior spaces as they existed in 1901:
  - Library (room 104)
  - Living/Morning Room (room 107)
  - Dining Room (room 108)
  - Front Hall (room 102)
  - Double Parlor (room 103)
  - Back Hall (room 105)
  - Side Hall (room 106)
  - Second- Story Stair Hall (room 201)
  - the southwest bedroom in the second story of the 1840 structure (room 202c), where Roosevelt is thought to have slept.
- Interior architectural elements and furnishings in the previously mentioned rooms, as illustrated or mentioned in primary source documents, including:
  - 1896 drawings and specifications by Architect George Cary
  - correspondence, and news and recorded oral accounts, at the time of the inauguration
  - photographs and other visual documents from the time of the inauguration or generally between 1896 and 1906.
- Exterior architectural elements on the north, south, and west elevations, as indicated on the previously listed primary source documents.
- Landscape features on the north, south, and west yards around the structure, as indicated on the previously listed primary source documents.
- Other interior architectural elements and furnishings in the previously mentioned rooms, and exterior architectural elements on the north, south, and west elevations that are known to have existed at the time of the inauguration in 1901. (Refer to the "Current Physical Description" section of this report and the subsequent list of character- defining features.)

## Character of Structure Associated with Local Significance

The character of the structure associated with Ansley and Mary Grace Wilcox, noted local social and political figures and personal friends of Theodore Roosevelt, is generally embodied in the following character- defining features:

- Interior architectural elements as illustrated or mentioned in primary source documents, including:
  - 1896 drawings and specifications by Architect George Cary
  - photographs and other visual documents dated between 1883 and 1933
  - correspondence, and news and recorded oral accounts, of the period between 1883 and 1933.
- Interior and exterior architectural elements and landscape features, and furnishings, as indicated on the previously listed primary source documents.
- Other interior and exterior architectural elements, landscape features and furnishings that are known to have existed during the Wilcox occupancy between 1883 and 1933. (Refer to the “Current Physical Description” section of this report and the subsequent list of character- defining features.)

# Visual Analysis of Character- defining Features – Wilcox House

## *Overall Visual Character*

### Shape and Form

- Cubic volume of 1840 brick structure
- Open colonnade of west portico (1865)
- Complex rectilinear rear extension (1896)

### Roof and Related Features

- Greek Revival- style shallow- pitch gable roof (1840)
- Italianate- style open belvedere (1865)
- Renaissance Revival- style shallow- pitch side gable roofs, as indicated on 1896 architectural drawings
- Multiple side chimneys and dormers (1840- 1896)
- Built- in roof gutter system with metal downspouts

### Openings

- Italianate- style Palladian window in gable pediment (1865)
- Italianate - style arched double entrance doorway (1865)
- Tall windows on west façade arranged between portico columns (1865)
- Shuttered window at south end of second- story west façade; opening has been infilled, probably in 1892 when an oriel window (no longer extant) was added in the southwest bedroom. The present casement window around the corner (at the west end of the south façade) replaced the oriel window between 1921 and 1924, and is not associated with the structure's national significance
- Evolutionary window pattern on north and south elevations of the 1840 structure, including basement, first- , and second- story windows (1840- 1892)
- All doorway and window openings, as indicated on the 1896 architectural drawings

### Projections

- Two basement brick window wells on the south elevation, and three brick window wells on the north elevation of the 1840 structure, as indicated on the basement plan in this report (Figure 2.15)
- All basement window wells, as indicated on 1896 architectural drawings

- West portico front steps with Italianate- style octagonal newel post, turned balusters and molded handrail, and wood side steps (1865)
- Library Bay window (1885- 1890)
- South gable projection (Living/Morning Room) with bay window (1896)
- Dining Room porch and areaway below it, as indicated on the 1896 architectural drawings
- Second- story bay window at south end of east elevation (1896)
- North entrance porch (1896)

## Trim and Secondary Features

- Italianate- style trim on 1840 structure – i.e., the Palladian window, the arched double doors, the front stairway railing, and the belvedere balustrade (1865)
- Greek Revival- style cornice on 1840 structure (1865)
- Greek Revival- style west portico with Tuscan columns and entablature, paneled ceiling, wood deck, and brick piers with wood lattice (1864- 1865)
- Renaissance Revival- style trim and cornice on 1896 structure – i.e., Corinthian pilasters and entablature, as indicated on 1896 architectural drawings
- Louvered wood shutters and mounting hardware on 1840 structure (1840- 1896)
- Corbelled chimney caps with terra cotta pots. Braces behind chimneys were installed between 1901 and 1906, and are thus not associated with the period of national significance

## Materials

- Painted brick walls, and stone basement story and sills (1840- 1896)
- Flush horizontal board siding on gable pediment of west portico (1865)
- Metal (tin) roofing, gutters, and downspouts (1896)
- Wood doors and windows with multi- light sashes (1840- 1896)
- Staved wood columns and pilasters of west portico and both side porches (1865- 1896)
- Wrought- iron railings, as indicated on the 1896 architectural drawings

## Setting

- West façade sits above a terraced front lawn overlooking a prominent civic thoroughfare (Delaware Avenue)
- Driveway, carriage yard, and carriage house (no longer extant) along the north elevation, with family and service entrances and a narrow passageway leading to the rear service yard
- Upper- level terraced lawn and gardens along the south elevation (no longer extant), creating views and lighting in public rooms associated with the structure's national significance
- Shallow service yard behind the east elevation
- Three- quarter views of house and lawns from northwest and southwest along Delaware Avenue



## *Visual Character at Close Range*

### **Materials at Close Range**

- Variations in brick and stone materials and workmanship on the 1840 structure, including joint treatments and paint coatings. These create a visual texture, and represent important evidence of the structure's early evolutionary development
- Roman brick and "jib" or flat- arch brick window heads on the 1896 structure

### **"Arm's- Length" Visual Character of Craft Details**

- Wrought iron railings, as indicated on 1896 architectural drawings
- Molded and turned balusters and newel post
- Leaded and sandblasted ornamental glass
- Carved wood and plaster composition ornament

# Visual Analysis of Character- defining Features – Carriage House

This analysis is based primarily on historic photographs of the west façade of the carriage house as seen from Delaware Avenue.

## *Overall Visual Character*

### Shape and Form

- Cubic volume

### Roof and Related Features

- Pyramidal hipped roof
- Tall front gabled dormer
- Ventilation cupola at peak of roof

### Openings

- Large carriage door and hayloft door at center of facade
- Circular window in dormer
- Symmetrical arrangement of tall window openings in flanking bays at first story
- Symmetrical arrangement of shorter window openings in flanking bays at second story

### Projections

- Continuous roof overhang

### Trim and Secondary Features

- Flush window trim matching trim color of house
- Corner guards at carriage doorway opening

## Materials

- Painted brick walls and stone trim
- Shingled roof
- Paneled wood doors with diagonal match- boards

## Setting

- Picturesque massing of façade frames the northwest view of the house from Delaware Avenue
- West façade of carriage house encloses carriage yard in front of north entrance
- Carriage doorway terminates a curving vista up the driveway
- Narrow alley separates the carriage house from the main house

# RECOMMENDATIONS

## Overview

This section provides guidance for undertaking treatment of the Wilcox House as authorized by approved planning documents. In particular, this guidance provides recommendations for complying with the *U.S. Secretary of the Interior's Standards for Treatment of Historic Properties*.<sup>4</sup> The 1967 Master Plan for the Wilcox House NHS authorizes the following treatment for the structure and landscape:

*rehabilitation* of the exterior, including restoration of any portions which have undergone incompatible change. In this regard, the restaurant stair tower (1938 north addition) should be removed, unless local codes require its retention to serve the adaptive users of the second and third floor....*restoration* of the first floor library, central hall and morning room, *partial restoration* and *rehabilitation* of the reception parlor to provide a setting for exhibits...and *rehabilitation* of the remainder of the interior to fit it for adaptive use.<sup>5</sup>

Grounds to the front and sides of the mansion will be so treated as to recreate the historic setting insofar as possible. To this end, such minor adjustments in plantings, step and walk surfaces, railings and so forth should be made, the carriage drive restored, and the outline of the carriage house marked. Screen planting should also be used to obscure the Liberty Bank as viewed through the windows of the library and morning room.<sup>6</sup>

In addition, the Master Plan Amendment, approved on June 27, 2005, authorizes the following:

...a new addition on the site of the former carriage house.... The new addition would be of similar massing and scale to the historic carriage house, but not an exact replica. Consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, the facades of the new addition would be compatible with the historic structure, but be of obviously modern construction.<sup>7</sup>

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<sup>4</sup> 36 CFR, Parks, Forests, and Public Property, Chapter I – NPS, Department of the Interior, Part 68 – *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, Section 68.2 (July 1, 2005).

<sup>5</sup> *A Master Plan for the Ansley Wilcox House National Historic Site* (U.S. Department of the Interior, NPS, September 18, 1967), p. 28.

<sup>6</sup> *Master Plan*, p. 27.

<sup>7</sup> *Master Plan Amendment and Environmental Assessment: Theodore Roosevelt Inaugural National Historic Site, Buffalo, New York* (Theodore Roosevelt Inaugural Site Foundation and U.S. Department of the Interior, NPS, June 27, 2005), pp. x – xi.



Definitions and standards for “rehabilitation” and “restoration” are established in the *Secretary of the Interior’s Standards for Treatment of Historic Properties*. (See Appendix A.) Under these standards, both “rehabilitation” and “restoration” provide for replacement of missing historic features as substantiated by documentary and physical evidence. It is important to recognize, however, that replacement of missing features is mandated only when “restoration” is authorized.

## Recommendations for Exterior Elements

The following recommendations address changed site conditions, missing historic features, and later alterations, in accordance with the *Secretary of the Interior’s Standards for Rehabilitation*.

### *West (Delaware Avenue) Façade*

Documentary and physical investigations indicate that the west elevation is fully restored to its 1901 appearance. It retains its immediate landscape setting of terraced lawns and axial walkway, and continues to present a commanding presence on Delaware Avenue. Specific concerns are as follows:

- Missing wire mesh trellises. These original trellises may survive in the basement and should be located and preserved. The feasibility of seasonal use as indicated on historic photographs should also be assessed.

### *South Elevation*

Documentary and physical investigations indicate that the 1901 fabric of the south elevation is largely intact. Its overall appearance, however, is compromised by a commercial building located on the south lawn. Specific concerns are as follows:

- Missing terra cotta chimneys caps on original building. Because of their distinctive character and high visibility, these missing features should be recreated.
- Missing 1892 oriel window at second- story southwest corner. Because of its distinctive character and high visibility, this missing feature should be recreated. Given the present compromised site conditions, this can be considered a low priority.
- Missing 1896 ornament on Dining Room porch balustrade. These missing details should be recreated. Given the present compromised site conditions, this can be considered a low priority.

- Missing 1896 wire mesh screens under Dining Room porch. These missing features should be recreated. They should be more durable than the present wood lattice. Given the present compromised site conditions, this can be considered a low priority.
- Post- 1901 (1921- 1924) second- story window to the right of the southwest chimney. This feature is directly related to the missing 1892 oriel window. When the oriel window is recreated in the future, this window should be removed and the brickwork restored. Given the present compromised site conditions, this can be considered a low priority.
- Post- 1901 (1902- 1906) braces on chimneys of original building. Under rehabilitation standards, these braces can be retained as sensitive, nondestructive, and reversible alterations if they are necessary. If structural evaluation determines that they are not necessary, then they should be removed.
- Modern (1991) air- conditioner unit in front of library and morning room windows. This unit should be relocated. Given the present compromised site conditions, this can be considered a low priority.
- Questionable pediment over Dining Room fanlight. While not indicated on the 1896 architectural drawings, the design of this feature is in character with the 1896 architecture. Because it could date to 1896, and because documentary and physical investigations are inconclusive, it can be retained.

## *North Elevation*

Documentary and physical investigations indicate that the 1901 fabric of the north elevation is largely intact. Its overall appearance, however, is compromised by the missing carriage house, which enclosed the north entrance yard and framed the view of the main house from the northwest. It is anticipated that construction of the proposed addition will mitigate this problem. Specific concerns are as follows:

- 1938 addition. This later nonhistoric feature should eventually be removed as authorized by the 1967 Master Plan, and in conjunction with construction of the proposed addition.
- Questionable storm enclosure and built- in bench at north entrance. While not indicated on the 1896 architectural drawings, the design of this feature is in character with the architecture. Because it could date to 1896, and because documentary and physical investigations are inconclusive, it should be retained.
- Post- 1901 frosted and opaque glass in Men's Room (room 110). These later alterations create an institutional appearance and detract from the historic setting, and should be replaced with clear glass. In order to maintain privacy in the men's room, interior wood shutters should be reinstated as indicated on the 1896 architectural drawings. The original shutters may survive in the basement. (See related comments under missing basement window well, room 006.)

- Missing basement window and window well (room 006). These missing features should eventually be recreated in conjunction with construction of the proposed addition. Rebuilding the window well will also deter traffic past the men's room window.
- Missing terra cotta chimney caps on original building. Because of their distinctive character and high visibility, these missing features should eventually be recreated.
- Post- 1901 (1902- 1906) braces on chimneys of original building. Under rehabilitation standards, these braces can be retained as sensitive, nondestructive, and reversible alterations if they are necessary. If structural evaluation determines that they are not necessary, then they should be removed.
- Modern (1971) bathroom exhaust louver. Under rehabilitation standards, this louver can be retained as a sensitive, nondestructive, and reversible alteration. It is recommended that it not be enlarged, and that no further openings or mechanical equipment should be added in this area. If it is no longer needed, it should be removed and the brickwork restored.

## *East Elevation*

Documentary and physical investigations indicate that the 1901 fabric of the east elevation is largely intact, but marred by a number of later alterations. This elevation originally faced a laundry yard and was not visible to the public. The visibility of this façade has been changed by the visitor approach from the parking lot to the east, and by the proposed addition on the footprint of the former carriage house. Specific concerns are as follows:

- Post- 1901 (1991) accessible entrance. This accessible entrance will be replaced by an upgraded accessible entrance in the proposed addition. In conjunction with the construction of the addition, this entrance should be removed and the original basement window and window well recreated. Under rehabilitation standards, this entrance could also be retained if needed.
- Questionable Living/Morning Room French doors. While shown as a window on the 1896 architectural drawings, the design of these doors is in character with the 1896 architecture. Because they could date to 1896, and because documentary and physical investigations are inconclusive, they can be retained.

# Recommendations for Interior Elements

The following recommendations address adaptive use, missing historic features, and later alterations, in accordance with the *Secretary of the Interior’s Standards for Rehabilitation*.

## *Basement Recommendations*

### **Original Structure (Rooms 001a, b and c)**

The historic fabric of this space is fragmented by extensive alterations, but retains important evidence related to the early history and evolutionary development of the original building. Specific concerns are as follows:

- Deteriorated retaining wall and window lintel in the southeast corner of room 001. These conditions should be repaired.
- Deterioration of center brick furnace chamber (001a). The loose bricks and cracked and bulging west wall of the center brick chamber should be stabilized and repaired.
- Architectural artifacts. All loose architectural artifacts presently in the basement (and elsewhere in the house), including doors, windows, shutters, hardware, elevator components, etc., should be catalogued, and appropriately stored and protected. Where feasible, loose artifacts should be reinstalled in their original locations in the house.

### **1896 East Addition (Rooms 002 – 011)**

Though compromised by missing historic features and later alterations, these spaces retain important evidence related to the original architecture and domestic functions of the Wilcox household. Specific concerns are as follows:

- Missing window in room 006. See discussion under north elevation.



## *First- Story Recommendations*

### **Restored Rooms**

The following recommendations address missing historic feature, later alterations, and adaptive reuse of the Double Parlor (room 103), in accordance with the *Secretary of the Interior's Standards for Restoration*.

#### *Room 101 (Vestibule)*

Though not stated in the 1967 Master Plan, this room is related to the Front Hall (Room 102). Because of its high visibility and integrity, it is recommended that it be treated as a restored room. Specific concerns are as follows:

- Access. Remove stored items to allow for viewing and potential use of the historic public entrance.

#### *Room 102 (Front Hall)*

Based on limited evidence, the 1969 HSR recommended “conjectural restoration” as the only feasible restoration approach.<sup>8</sup> This was substantially completed in 1971 and updated in 2005. Specific concerns are as follows:

- See the related discussions of the Second- Story Stair Hall and library doors.
- Questionable closet door. The 1896 architectural drawings show a closet under the main stairway, to be accessed by a doorway from the Side Hall (room 106). However, the physical evidence instead suggests a doorway from the Front Hall (room 102) to this closet, and one was so recreated ca. 1970. Due to the uncertainty about the current doorway, it should be retained. Questions about this doorway can be considered peripheral to the setting of the Roosevelt inauguration. Potentially destructive investigation is not recommended at this time.
- Concealed 1896 oak flooring. The feasibility of revealing this now- concealed historic feature by use of area carpet, rather than wall- to- wall carpet, should be considered.

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<sup>8</sup> William O. Shelgrin and Walter S. Dunn, Jr., *Historic Structures Report: Ansley Wilcox House National Historic Site Part II* (U.S. Department of the Interior, NPS, Office of Archeology and Historic Preservation, November 1969), p. 12.

### *Room 103 (Double Parlor – Exhibit Room)*

The 1967 Master Plan recommended “partial restoration and rehabilitation of the reception parlor to provide a setting for exhibits.”<sup>9</sup> The following recommendations address missing historic features and adaptive use, in accordance with the *Secretary of the Interior’s Standards for Restoration*. Specific concerns are as follows:

- Missing partition dividing double parlor. This missing feature divided the present room into two connected parlors in 1901. It should be recreated in order to more accurately depict the setting of the Roosevelt inauguration. The opening in this partition is sufficiently wide to allow the two parlors to function as a single exhibit space.
- Missing 1885- 1890 mantelpiece. This missing feature should be recreated in order to more accurately depict the setting of the Roosevelt inauguration.
- Modern exhibit panels. Future exhibit panels should be scaled to fit the architecture of this room, leaving windows, doorways, and the mantelpiece exposed.
- Concealed 1885- 1890 parquet flooring. The feasibility of revealing this now- concealed historic feature by use of area carpet, rather than wall- to- wall carpet, should be considered.

### *Room 104 (Library)*

- Missing Doors. These missing features should be reinstated in order to more accurately depict the setting of the Roosevelt inauguration. The original doors may survive. If they do not, because photographic evidence is inconclusive about panel configuration, conjecture may be required.
- Post- 1901 (post- 1935) ceiling opening. This feature should eventually be removed and the ceiling replastered, in order to more accurately depict the setting of the Roosevelt inauguration.
- Missing (ca.- 1885) bay window shutters. These missing features should be reinstated in order to more accurately depict the setting of the Roosevelt inauguration. The original shutters may survive in the basement, in which case they should be reinstalled in their original locations. If the originals do not survive, reproduction shutters should be provided based on evidence from historic exterior photographs.

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<sup>9</sup> *Master Plan*, p. 28.

### *Room 107 (Living/Morning Room)*

- Missing (1896) floor register. It is recommended that this missing historic feature be reinstated in order to more accurately depict the setting of the Roosevelt inauguration. This could be either a facsimile or a functional register installed in conjunction with proposed system upgrades.
- Unidentified floor escutcheon. This unidentified feature to the left of the fire place should be retained until its origin and function can be determined.

## **Rehabilitated Rooms**

The following recommendations address adaptive use, missing historic features, and later alterations, in accordance with the *Secretary of the Interior's Standards for Rehabilitation*.

### *Room 105 (Back Hall)*

This room is a major visitor circulation area adjoining the restored rooms. Specific concerns are as follows:

- Post- 1901 (1971) ceiling beams. These later nonhistoric features should eventually be removed and the plaster ceiling restored in order to more accurately depict the setting of the Roosevelt inauguration.
- Concealed (1896) oak flooring. The feasibility of revealing this now- concealed historic feature by use of area carpet, rather than wall- to- wall carpet, should be considered.
- Missing (1896) floor registers. Floor registers at the southeast and northwest corners of the room, indicated on the 1896 architectural drawings, should be reinstated in order to more accurately depict the setting of the Roosevelt inauguration.

### *Room 105a (North Staircase)*

The 1971 alteration to the North Staircase diminishes the character of the space in relation to the setting of the Roosevelt inauguration, by blurring the formal separation between service and family areas. Specific concerns are as follows:

- Missing (1896) brick safe. It is recommended that the missing front door to the safe be reinstated with alterations allowing it to function as an egress door. This will also require reconfiguring the two steps between the first story and the ground- level landing.
- Missing (1896) door to room 109. It is recommended that this missing historic feature be reinstated. The original door may survive stored in the basement. If it does not, a new door should be fabricated based on information from the 1896 architectural drawings.

- Questionable handrail at first story. A 1966 photograph suggests that the railing may not have been built as indicated on the 1896 architectural drawings. The present railing should be retained.

### *Room 106 (Side Hall – Visitor Entry)*

This room is both a historic entrance and a visitor entry directly adjoining the restored rooms. Specific concerns are as follows:

- Missing east partition. It is anticipated that primary visitor contact and admission functions will be relocated to the proposed addition. For this reason, it is recommended that the missing east wall be rebuilt as indicated on the 1896 architectural drawings, with alterations to allow for an office or other support space behind the partition formerly occupied by a toilet and closet.
- Questionable closet door. See the discussion of the Front Hall (room 102).

### *Room 108 (Dining Room)*

This room adjoins the restored rooms, and retains a high level of architectural integrity and public visibility. Specific concerns are as follows:

- Moved (1896) doorway. The doorway on the north wall should be returned to its original (1896) location, at the south end of the east wall, in order to more accurately depict the setting of the Roosevelt inauguration. The actual east- wall opening is now closed with bricks; if it is not desired to remove them, the doorway trim and door can be moved here, but with the door fixed in a closed position. The north wall should be returned to its 1896 appearance.
- Missing (1896) floor register. This missing historic feature should be reinstated, based on the 1896 architectural drawings and the large patch in the floor, in order to more accurately depict the setting of the Roosevelt inauguration.
- Unidentified floor escutcheon. This unidentified feature to the left of the fireplace should be retained until its origin and function can be determined.



### *Rooms 109, 110, 111, and 112*

These rooms encompass the 1896 Servant's Hall, Kitchen, and pantries, which were integral features of the Wilcox household. A cellar staircase and partitions subdividing the kitchen and pantry spaces were removed after 1971 to create a large orientation room. These spaces were originally intended to be formally separated from the family or public spaces on the west side of the house. Specific concerns are as follows:

- Missing (1896) door on west wall of room 109. See recommendations for the North Staircase (room 105a).
- Altered (1896) window in north wall of room 112. This window was converted from a window to a doorway in 1938, which should be retained to connect to the first story of the proposed addition.

### *Rooms 113, 114, and 115*

These rooms are located within the 1938 north addition, which is nonhistoric and remote from the restored rooms in the historic structure. As recommended in the 1967 Master Plan, these spaces can be retained and altered as required, or can be removed in conjunction with the proposed addition.

## *Second- Story Recommendations*

### **Rehabilitated Rooms**

The following recommendations address adaptive use, missing historic features, and later alterations, in accordance with the *Secretary of the Interior's Standards for Rehabilitation*.

#### *Rooms 201 and 202b (Second- Story Stair Hall and West Gallery)*

The Second- Story Stair Hall presently consists of a nonhistoric frame partition surrounding the upper level of the partially restored main staircase. This space presently serves as a storage closet, and detracts from the character of the property and the setting of the Roosevelt inaugural. It also interferes with the use of the stairway.

- Altered (1896) opening and later (pre- 1938) door in east wall. Documentary and physical investigations indicate that the present brick infill and doorway with shouldered architrave molding replaced a wider 1896 framed opening in the east wall. This opening should be recreated, in order to more accurately depict the setting of the Roosevelt inauguration. This can be done based on the surviving steel lintel, and on evidence from 1896 architectural drawings and 1966 photographs.
- Probable missing upper stairway run. Additional physical investigation of floor and framing conditions should be undertaken on the second and third stories, to determine the 1901 configuration of the hall and the flight of stairs between the second and third stories. The feasibility of recreating the second- story hall configuration and the missing stair run should be assessed, in order to create a more realistic conjectural restoration and potentially provide functional access to the third story.

#### *Rooms 202a and 202c (North and South Galleries)*

Though physical evidence of former bedrooms and bathrooms survives in this space, the developmental history of these rooms and their appearance in 1901 remains unclear. The 1938 structural beams and columns protrude into these spaces, interfering with earlier features. Specific concerns are as follows:

- Altered windows in room 202c. See the related exterior recommendations for the south elevation.

### *Room 203 – Second- Story Back Hall*

The Second- Story Back Hall is a complicated combination of administrative, support, and gallery spaces, including a furnished restored room. It also adjoins the unresolved main staircase. Specific concerns are as follows:

- Altered (1896) opening and later (pre- 1938) doorway in west wall. See recommendations for the Front Hall (room 102) and the Second- Story Stair Hall (room 201).
- Altered (1896) plan configuration and removed ceiling beams. Following the recreation of the wide opening between rooms 203 and 201, it may be desirable to maintain some type of separation between the two spaces. It is recommended that the feasibility of partial or full recreation of the original 1896 “T” plan, as indicated on 1896 architectural drawings, be considered.
- Missing (1896) cased opening in northeast corner. This missing feature should be recreated as indicated on 1896 architectural drawings. It would work in conjunction with the existing 1938 doorway in the north wall of room 209 to provide access to the proposed new addition.
- Missing (1896) floor register. Reinstatement of this historic feature should be considered if needed.

### *Rooms 205, 207, and 208*

These rooms retain a high level of integrity, but are remote from visitor areas and adjacent to administrative and support functions. Room 207 is currently furnished in a conjectural period style, and has a strong local following interested in local history and costume and decorative arts. Specific concerns are as follows:

- Alterations or additions in these rooms should be avoided if possible.
- Altered (1896) window in room 208. This window was converted to a doorway in 1938, which should be retained to connect to the second story of the new addition.
- Missing (1896) door between rooms 207 and 208. If this original door survives, it should be reinstalled in its original location.
- Three missing doors between room 205, 203 and 202c. If these original doors survive, they should be reinstalled in their original locations.
- Missing wall register in room 205. This missing historic feature should be reinstated, based on the 1896 architectural drawings and 1966 photograph. The current modern radiator units in the space distract from the architectural setting.

### *Rooms 204 and 206*

These spaces were originally bathrooms, but they have been extensively altered.

### *Room 209*

This space originally encompassed an anteroom, a dressing room, and a sewing room. The dividing partitions are now missing. Specific concerns are as follows:

- Adaptation for the proposed kitchen should be executed with strict adherence to the standard for reversibility.
- Missing cased opening in southeast corner. See the discussion for the Second- Story Back Hall (room 203).
- Altered (1896) window in room 208. This window was converted to a doorway in 1938, which should be retained to connect to the second story of the new addition. The casing at this doorway opening is an 1865 feature probably relocated to this room in 1938, and can be retained.



## *Third- Story Recommendations*

### **Rehabilitated Rooms**

The third story encompasses servants' quarters and support spaces associated with the Wilcox household. These spaces are substantially intact and retain a moderate level of integrity. The following recommendations address adaptive use, missing historic features, and later alterations, in accordance with the *Secretary of the Interior's Standards for Rehabilitation*.

#### *Original Structure (Rooms 308- 312)*

- Resolution of the question of rebuilding the main staircase. See related recommendations for the Front Hall (room 102) and the Second- Story Stair Hall (room 201).
- Missing door to room 312a and later plasterboard enclosure. The present gypsum plasterboard panel may conceal unsound conditions. The nonhistoric covering should be removed, and underlying conditions should be investigated and stabilized. If the original door to this closet survives, it should be reinstalled in its original location.

#### *1896 East Addition (Rooms 301 – 307)*

- Missing 1896 doors to rooms 307 and 305b. If the original doors from these locations survive, they should be reinstalled in their original locations.
- Missing linen closet drawers and later plywood panel in room 302a. The present plywood panel may conceal unsound conditions. The nonhistoric plywood should be removed, and underlying conditions should be investigated and stabilized as required. If the original drawers from this location survive, they should be reinstalled in their original locations.
- Missing partition in room 305. Research is inconclusive about the origin of this feature, seen on a 1969 Shelgrin drawing. Because of the adaptive use of the room and lack of public access, it is not necessary to rebuild this feature.
- Missing partition and bathroom fittings in room 306. Research is inconclusive about the origin and configuration of these missing features. Because of the adaptive use of this room and lack of public access, it is recommended that these missing features not be rebuilt.
- Modern paneling in room 303. The plywood paneling in room 303 may conceal unsound plaster or roof leaks. The nonhistoric paneling should be removed, and underlying conditions should be investigated and stabilized.

# Recommendations for Further Documentary Research and Physical Investigation

## *Routine Maintenance*

When maintenance and repairs are anticipated, it is recommended that all affected and adjacent historic fabric be surveyed, and that all physical evidence of earlier features be recorded by a historical architect or architectural conservator.

## *Future Documentary Research*

In order to clarify the complex developmental history of the original structure and more accurately depict the setting of the Roosevelt inauguration, the following additional documentary research is recommended:

- Concerted effort to locate, collect, and evaluate early photographs of the property prior to 1896, and contemporary streetscape views of Delaware Avenue.
- Rumsey/ Wilcox papers for further information about the 1885- 1890, 1892, and 1896 alterations.
- Local newspapers for references to construction activity on the site prior to 1839.
- Comprehensive investigation of military records related to the Buffalo Barracks.

## *Future Physical Investigations*

In order to clarify the complex developmental history of original structure, it is recommended that the following additional physical investigations be undertaken, and that comparative data analysis be incorporated into the developmental history of the structure. Specific needs are as follows:

- Doorway and window schedules that record details of carpentry and joinery, molding profiles, interior and exterior frames, hardware, glazing and paint finishes.
- Mapping of surface materials, cracks, and seams in basement floors of the original structure.

- A comprehensive masonry investigation, including mortar sampling and analysis of the basement and exterior walls of the original structure.
- Comprehensive molding profile and painted finishes analyses throughout the original structure, and in representative areas of the 1896 structure.
- Selected paint sampling and analysis within the restored rooms to confirm or adjust restoration paint colors.
- Comprehensive documentation and analysis of the structural framing in the original structure, especially in the basement.
- Comprehensive investigation of utilities, plumbing, heating, electrical, and communication systems.

## Recommendations for the Proposed Addition

Consistent with the treatment approach authorized for the house and the landscape, the design of the proposed addition should be in accordance with the *Secretary of the Interior's Standards for Rehabilitation*, with strict adherence particularly to the following standards:

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following additional guidelines are recommended:

- Connections between the Existing House and Addition. Use the two existing 1938 doorways created from two 1896 windows on the north walls of rooms 208 and 209 to connect to the second story of the addition. Use the existing 1938 doorway created from an 1896 window opening on the north wall of room 112 to connect to the first story of the addition. It is recommended that no additional openings be cut through the north wall of the house.

- Existing 1938 North Addition. While it is permissible under rehabilitation standards to retain the 1938 addition, it should be recognized that this addition is not a “character-defining feature” related to the period of historical treatment and interpretation. Furthermore, it creates a solid building mass in the location of an historic open space or passageway between the carriage yard and the east laundry yard. If the 1938 addition is removed in conjunction with the construction of the proposed new addition, precautions should be taken to prevent damage to the north elevation of the house. In addition, the connection of the new addition to the existing structure should be made in a strictly nondestructive and reversible manner.
- Design Vocabulary. The 2005 Master Plan Amendment states that two specific character-defining features of the historic carriage house should be recreated, i.e., “massing and scale.” In addition, the amendment states that the new addition should be “compatible with the historic structure, but be of obviously modern construction.”<sup>10</sup> With regard to the overall design approach for the new addition, it is recommended that the following points be considered:

1. The 2005 Master Plan Amendment authorizes “obviously modern construction,” where the *Secretary of the Interior’s Standards for Rehabilitation* state only that “new work should be differentiated from the old.”

For the interior and north and east elevations of the addition, a “vocabulary” of obviously modern design and materials can be a suitable means of differentiating the new work from the old with little or no effect on the historic character of the Wilcox House and setting of the Roosevelt inauguration. For the west façade of the proposed addition, however, a more subtle approach is recommended. “Obviously modern” construction could create an intrusion on the historic setting of the carriage yard and visitor approach through the north entrance. In addition, it could distract from the overall historic setting and landscape views that frame the Wilcox House, as seen by the public along Delaware Avenue and in historic photographs.

2. The 2005 Master Plan Amendment recognizes that there is insufficient information to support full reconstruction of the historic carriage house. The *Secretary of the Interior’s Standards for Rehabilitation*, however, generally allow for replacement of missing historic features as substantiated by documentary and physical evidence. This approach has already been applied extensively on the interior of the Wilcox House.

Historic photographs, archaeological investigations, and the remnant of carriage-house wall incorporated within the 1938 north addition all provide information about the character-defining features of the west elevation of the historic carriage house. This constitutes adequate documentary and physical evidence to support the recreation of some of these character-defining features on the west façade of the proposed addition. (See the section “Character-defining Features” in this report.)

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<sup>10</sup> *Master Plan Amendment*, pp. x – xi.



## Recommendations for Accessibility

The Wilcox House is subject to compliance with the Architectural Barriers Act (ABA) of 1968 and the Americans with Disabilities Act (ADA) of 1990. The required “standards for compliance” with these mandates is the *Architectural Barriers Act Accessibility Standard (ABAAS)*, which is effective beginning May 8, 2006. This standard is available on the internet at [www.access-board.gov](http://www.access-board.gov).

ABAAS replaces the earlier Uniform Federal Accessibility Standards (UFAS; 49 FR 31528) as referenced in *NPS- 28, Cultural Resource Management Guidelines (Release No. 5, 1997)*. In particular, ABAAS Section F202.5 – “Alterations to Qualified Historic Buildings and Facilities” applies to the Wilcox House.

It is recommended that vertical accessibility to the basement, first, and second stories be provided by an elevator in the proposed addition, and that public access to the third story and basement of the original structure be restricted.

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# APPENDICES





# APPENDIX A.

## The Secretary of the Interior's Standards for Rehabilitation and Restoration

From

36 CFR, Parks, Forests, and Public Property, Chapter I – National Park Service,  
Department of the Interior, Part 68 – *The Secretary of the Interior's Standards for the  
Treatment of Historic Properties*, Section 68.2 (July 1, 2005)



# Rehabilitation Standards

**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Restoration Standards

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code- required work to make properties functional is appropriate within a restoration project.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.



## APPENDIX B.

### Architectural Drawings by George Cary for Wilcox Commissions – Additions and Alterations 1892- 1912

*From the Buffalo and Erie County Historical Society*

List Compiled by Lance Kasparian, Historical Architect  
January 22, 2006



# JOB NO. 48, 641 DELAWARE AVENUE ADDITIONS AND ALTERATIONS (1896)

1. Subject: Basement Plan and First- Floor Plan (1864- 1865 Rear Addition)  
“Present Extension of/ Residence of/ Ansley Wilcox Esq./ Scale ¼ In = 1 Foot/ Job No. XLVIII (48)/ Sheet No. 1/ George Cary Arch’t”

Ink on Linen (17 ½ x 18"). Theodore Roosevelt Inaugural Site Foundation (TRISF) has two partial 11 x 17 photocopies (1 each floor).

2. Subject: Second- Floor Plan (1864- 1865 Rear Addition)  
“Present Extension of/ Residence of/ Ansley Wilcox Esq./ Scale ¼ In = 1 Foot/ Job No. XLVIII (48)/ Sheet No. 2/ George Cary Arch’t”

Ink on Linen (17 5/8" x 16 ¾"). TRISF has diazo partial copy.

3. Subject: Rear Addition Basement Floor Plan (1896)  
“Alterations to/ Residence of/ Ansley Wilcox Esq./ Buffalo, N.Y./ George Cary Arch’t/ Job No. XLVIII (48)/ Sheet No. 3/ Scale ¼ In = 1 Foot”  
Signed: Wm. Heinrich & Sons (carpenter)/ Harry Rumrill & Co. (mason)/ Irlbacker & Davis (plumber)

Ink on Linen (17 5/8 x 18"). TRISF has 1 partial diazo copy.

4. Subject: Rear Addition First- Floor Plan (1896)  
“Alterations to/ Residence of/ Ansley Wilcox Esq./ George Cary Arch’t/ Job No. XLVIII (48)/ Sheet No. 4/ Scale ¼ In = 1 Foot”  
Signed: Wm. Heinrich & Sons (carpenter)/ Harry Rumrill & Co. (mason)/ Irlbacker & Davis (plumber)

Ink on Linen (17 5/8 x 18 1/8). TRISF has 1 partial diazo copy; 2 sepia tone (taped) prints.

5. Subject: Rear Addition Second- Floor Plan (1896)  
“Alterations to/ Residence of/ Ansley Wilcox Esq./ George Cary Arch’t/ Job No. XLVIII (48)/ Sheet No. 5/ Scale ¼ In = 1 Foot”  
Signed: Wm. Heinrich & Sons (carpenter)/ Harry Rumrill & Co. (mason)/ Irlbacker & Davis (plumber)

Ink on Linen (17 5/8" x 16 ½"). TRISF has 1 partial diazo copy.

6. Subject: Rear Addition North Elevation (1896)  
“Alterations to Residence/ Ansley Wilcox Esq./ Buffalo, NY/ George Cary Arch’t/ Job No. XLVIII (48)/ Sheet No.(blank)/ Scale ¼ In = 1 Foot”  
Signed: Wm. Heinrich & Sons (carpenter)/ Harry Rumrill & Co. (mason)

Ink on linen (13 5/8 x 19 ½ ). TRISF has 3 partial copies: 2 reduced diazos; 1 full size on canvas- backed paper.

7. Subject: Rear Addition East Elevation (1896)  
 "Alterations to/ Residence of/ Ansley Wilcox Esq./ Buffalo, NY/ George Cary Arch't/ Job No. XLVIII (48)/ Sheet No. (blank)/ Scale  $\frac{1}{4}$  In = 1 Foot"  
 Signed: Wm. Heinrich & Sons (carpenter)/ Harry Rumrill & Co. (mason)  
  
 Ink on Linen (13  $\frac{5}{8}$  x 16  $\frac{7}{8}$ ") TRISF has a copy.
8. Subject: Rear Addition South Elevation (1896)  
 "Alterations to Residence of Ansley Wilcox Esq. Buffalo, NY George Cary Arch't Job No. XLVIII (48) Sheet No. (blank)/ Scale  $\frac{1}{4}$  In = 1 Foot"  
 Signed: Wm. Heinrich & Sons (carpenter)/ Harry Rumrill & Co. (mason)  
  
 Ink on Linen (13  $\frac{1}{2}$ " x 19  $\frac{1}{2}$ "). TRISF has 2 copies: 1 reduced diazo; 1 full size on canvas- backed paper.
9. Subject: Rear Addition Transverse Section (1896)  
 "Alterations to/ Residence of/ Ansley Wilcox Esq./ George Cary Arch't/ Job No. XLVIII (48)/ Sheet No. 10/ Scale  $\frac{1}{4}$  In = 1 Foot"  
 Signed: Wm. Heinrich & Sons (carpenter)/ Harry Rumrill & Co. (mason)  
  
 Ink on Linen (14  $\frac{7}{8}$  x 17). TRISF has 1 partial diazo copy.
10. Subject: Rear Addition Longitudinal Section (1896)  
 "Alterations to/ Residence of/ Ansley Wilcox Esq./ George Cary Arch't/ Job No. XLVIII (48)/ Sheet No. 11/ Scale  $\frac{1}{4}$  In = 1 Foot"  
 Signed: Wm. Heinrich & Sons (carpenter)/ Harry Rumrill & Co. (mason)  
  
 Ink on Linen ( 14  $\frac{7}{8}$ " x 17  $\frac{1}{4}$ "). TRISF has 1 partial diazo copy.
11. Subject: Rear Addition First- Floor Framing Plan (1896)  
 "Alterations to/ Residence of/ Ansley Wilcox Esq./ George Cary Arch't/ Job No. XLVIII [48]/ Sheet No. 12/ Scale  $\frac{1}{4}$  In = 1 Foot"  
 Signed: Wm. Heinrich's Sons (carpenter)  
  
 Ink on linen (17  $\frac{1}{8}$  x 18"). TRISF has 1 partial diazo copy.
12. Subject: Window and Door Details (1896)  
 "FS +  $\frac{3}{4}$  in. Detail/ of Windows + Doors/ Mrs. Wilcox/ Job 48/ Sheet 17"  
  
 Cream trace sketch (approx 47" x 58"). Door and window elevations. Jamb and sill details. Notation: "Door to be placed in this space for refrigerations."
13. Subject: Stone Sills (1896)  
 Title in blue pencil on verso: "Detail of Stone/ Sill Residence for/ Ansley Wilcox Esq./ Job No. 48/ Sheet No. 18." Title on front: "Detail of Stone Sills/ Residence for Ansley Wilcox Esq./ George Cary Architect/ W.H.S. 6/96"  
  
 Cream trace sketch (approx 17 x 27  $\frac{3}{4}$  in.).

14. Subject: Dining Room Window (1896)  
"F.S.D of Bay Window in Dining Room/ Residence of Ansley Wilcox Esq/  
Job No. 48/ Sheet No. 19." Signed: N.H.S. (?)  
  
Cream trace sketch (approx 39 x 72 in.).
15. Subject: Living/Morning Room Window (1896)  
"Full Size and  $\frac{3}{4}$ " Detail/ of Bay in Living Room/ in Residence of Ansley/ Wilcox Esq./ Job  
No. 48/ Job No. 48/ Sheet No. 20." Signed: N.H.S.(?)  
  
Cream trace sketch (approx 40 x 46  $\frac{1}{2}$  in.)  $\frac{3}{4}$ " elevation and full size details.
16. Subject: Living and Dining Room Window (1896)  
"Detail of Iron Work for Mr. Ansley Wilcox. Geo Cary Arch't. Job No. 48, Sheet: 21"  
  
Cream trace (approx. 12 x 18 in., torn right margin). TRISF has 9 x 12 - 1 diazo copy, 1 mylar copy.
17. Subject: SE Bedroom Bay Window and North Entry (1896)  
Pencil title on verso: " $\frac{3}{4}$ " and F.S.D. Chamber/ Window and Entrance/ Door in Residence/ of  
Ansley Wilcox Esq./ Job No. 48/ Sheet No. 22"  
  
Cream trace (approx. 63 x 46 in., torn lower right margin). Elevations of 2nd floor east chamber bay window,  
dormer and fanlight entrance with details.
18. Subject: North Entrance Porch (1896)  
Pencil title on verso: " $\frac{3}{4}$ " + Full Size Detail of/ Porch at the Side of/ Ansley Wilcox Residence/  
George Cary Arch't/ Job (X)LVII/ Sheet No. XXIV 24"  
  
Cream trace (approx. 46  $\frac{1}{2}$  x 48  $\frac{1}{2}$  in.) Elevation and Details.
19. Subject: Living (Morning) Room Fireplace (1896)  
"Living Room/ Place Opening in/ Residence For/ Mr. Ansley/ Ansley Wilcox/ Job XLVII/ Sheet  
No. 25/ George Cary/ Arch't"  
  
Cream trace (approx. 9  $\frac{1}{2}$  x 18 in.).
20. Subject: Living/Morning Room Fireplace Arch (1896)  
Title on verso: "Head of Fireplace opening/ in Living room/ Ansley Wilcox/ Job 48/ Sheet 26."  
Title on front: "F.S. Head of Fireplace Opening/ In Living Rm. of Residence/ For Mr. Ansley  
Wilcox/ Job No. XLVII/ Sheet 26"  
  
Cream trace (approx. 34  $\frac{1}{2}$  x 25  $\frac{1}{2}$  in.). Arch geometry.
21. Subject: Windows and Chair Rail (1896)  
"Detail of Inside Finish/ Residence for Ansley Wilcox Esq./ George Cary Arch't/ Job No. 48/  
Sheet No. 45/ Made July 22 '96"  
  
Cream trace (approx. 38 x 47 in.). Unidentified window details with chair rail.



22. Subject: North Staircase(1896)  
 “F.S.D of Staircase/ Residence for A. Wilcox Esq./ Geo Cary Arch’t/ Job 48/ Sheet 45”  
 Cream trace (approx. 12 x 25 in.) Riser, tread, stringer and handrail details.
23. Subject: Corinthian Pilasters (1896)  
 Title on verso: “F.S. Detail of Cap and Base of Pilaster For Mrs. Wilcox/ George Cary Architect/ Job No. 48/ Sheet No. 46/ Traced by JGW.” Identical title on front upper left  
 Cream trace (approx. 46 x 40 in.). Plan and elevation. Pilaster base and Corinthian capital.
24. Subject: Second- Floor Trim and Shouldered Architrave Molding (1896)  
 Title on verso: “Detail of Finish 2nd Floor Hall/ Ansley Wilcox Esq./ George Cary Arch’t/ Job No. 48/ Sheet No. 47.” Title on front: “Detail of Finish 2nd Floor Hall/ Ansley Wilcox Esq./ George Cary Arch’t/ Job No. 48/ Sheet No. 47.” Notation: “verify the drawing at building”  
 Cream trace (approx. 29 x 46 ½ in.) Elevation of shouldered architrave door frame suggesting that Cary imitated earlier details in building.
25. Subject: Bedroom, Living Room and Dining Room Fireplaces (1896)  
 “¾ in. scale of/ Fire Place Openings/ in Residence/ For/ Mr. Ansley Wilcox/ Job No. 48/ Sheet/ No. 49/ George Cary Architect”  
 Cream trace (approx. 9 x 22 in.) Plans/Elevations of Bedroom, Living Room and Dining Room Fireplaces.
26. Subject: Stone Sill Details (1896)  
 “Stone Sills in Living Room and/ Dining Room for Ansley Wilcox/ Job 48/ Sheet 50”  
 Cream trace (approx. 9 x 22 ½ in.).
27. Subject: Iron railings on south elevation (1896)  
 Title on verso: “F.S. Detail and ¾ inch/ of Iron Railing for/ Veranda and Living Room/ Bay Window for/ Mrs. Wilcox’s Res./ Job 48/ Sheet 51.” N.L.?(initial). Title on front: “F.S. Detail and ¾ inch of iron/ Railing for Veranda & Living Room/ Window for Mrs. Wilcox/ Job No. 48/ Sheet No. 51.” Initialed N.H.S. (?)  
 Cream trace (approx. 39 x 34 in.) Elevations and section details.
28. Subject: North Staircase (1896)  
 “F.S.D of Section of Staircase/ Ansley Wilcox Esq./ Delaware Ave. Buffalo, NY/ George Cary Arch’t/ 184 Delaware Ave./ Job No. 48/ Sheet no. 52/ Made Aug. 3<sup>rd</sup> 1896”  
 Cream trace (approx. 25 x 39 in.) Elevations of riser, tread and nosing.
29. Subject: Kitchen and Basement Doors and Second- Floor Screen (1896)  
 “Detail of Screen on 2<sup>nd</sup> Floor/ and Door/ Residence for Ansley Wilcox Esq./ Geo. Cary Arch’t/ Job No. 48/ Sheet No. 53/ Aug 5, 1896”  
 Cream trace (approx. 39 x 56 ½ in.) Elevations and details of second- floor screen, kitchen and basement door details.

30. Subject: Southeast Bedroom Window (1896)  
"Casing in S.E. Chamber/ Ansley Wilcox/ Geo. Cary Arch't/ Job 48/ Sheet 54/ Aug. 5, '96"  
  
Cream trace (approx. 13 ½ x 30 in.) Window jamb/ shutters/ newel post?
31. Subject: Pantry Details (1896)  
"F.S.D of Pantries/ Residence for Ansley Wilcox Esq./ George Cary Arch't/ Job No. 48/ Sheet No. 55/ Aug 5th, 1896." Same title on verso.  
  
Cream trace (approx. 35 x 24 in.).
32. Subject: North Entrance (1896)  
Title on verso: "F.S. Detail of Staircase of Cornice/ Pilaster and Entrance/ Door of Hall for/ Ansley Wilcox Esq./ Job XLVIII/ Sheet No. 79"  
  
Cream trace (approx. 39 x 56 ½ in.) Plan and elevation details of north entrance.
33. Subject: Living/Morning Room Ceiling (1896)  
"F.S. Detail/ of Living Room/ Ceiling/ for Ansley Wilcox/ George Cary Arch't/ Job No. XLVIII/ Sheet No. 81." D.R.C. (initialed)  
  
Cream trace (approx. 39 ½ x 46 in.) TRISF has 1 mylar copy, 1 diazo print.
34. Subject: Shelving Details (1896)  
"Brackets for Cupboards/ whose shelves are 10" wide. Job 48/ Sheet [82?]"  
  
Cream trace (approx. 12 ½ x 16 ½ in.).
35. Subject: Shelving Details (1896)  
"Brackets/ for Cupboards whose/ shelves are 12" wide. Job 48/ Sheet [82?]"  
  
Cream trace (approx. 12 x 18 in.)
36. Subject: Cupboard Details (1896)  
"F.S. Detail of Cupboard and Door/ Jambs in Hall for Residence of/ Ansley Wilcox Esq./ Job No. 48/ Sheet No. [83?]/ George Cary Architect"  
  
Cream trace (approx. 40 x 46 in.) Casing at door between wall and living room and doors for east and west sides of hall. TRISF has 1 mylar copy.
37. Subject: Dining Room Ceiling (1896)  
"F.S. Detail of Ceiling/ in Dining Room/ of Residence/ For Ansley Wilcox Esq./ Job No. XLVIII/ Sheet No. [83?]/ George Cary Architect"  
  
Cream trace (approx. 7 x 4 in.).
38. Subject: South Bedroom Mantel (1896)  
"F.S. Detail of Mantle in South Chamber/ in Residence for Ansley Wilcox Esq./ George Cary Architect/ Job No. XLVIII/ Sheet No. 85"  
  
Cream trace (approx. 45 ½ in x 41 in.) second- floor bedroom mantelpiece.

39. Subject: Living/Morning Room Window (1896)  
"Section of Panel Under/ Window Leading to Porch/ George Cary Architect"  
Title on Verso: "F.S. of Living/ Room in Residence/ of Ansley Wilcox/ Job XLVIII/ Sheet 86."  
  
Cream trace (approx. 73 in x 39 in.) TRISF has 1 mylar copy.
40. Subject: Living (Morning) Room Mantle (1896)  
Title on verso: "F.S. Detail of / Mantel/ in Living Room/ For/ Ansley Wilcox Esq./ Job XLVIII/  
Sheet No. 87"  
  
Cream trace (approx. 40 in x 45 in.).
41. Subject: Southeast Bedroom Mantle (1896)  
Title on verso: "F.S. Detail of / Mantel/ in S.E./Chamber of/ Residence of Ansley/ Wilcox Esq./  
Job XLVIII/ Sheet No. 88." Signed N.S. (?)  
  
Cream trace (approx. 37 in x 40 in.).
42. Subject: Dining Room Porch (1896)  
"Porch for Residence/ Ansley Wilcox Esq./ Geo. Cary Arch't/ Scale  $\frac{3}{4}$ " = 1 foot/ Job 48/ Sheet  
No. 89/ Aug. 29, '96"  
  
Cream trace (approx. 13 in x 21 in.) Side/ dining room porch?
43. Subject: Ironwork (1896)  
"Iron Construction for/ Residence of Ansley Wilcox Esq./ Geo. Cary Arch't/  $\frac{3}{4}$ " = 1 foot/ Job  
48/ Sheet No. 90"  
  
Cream trace (approx. 13  $\frac{1}{2}$  in x 15 in.) 6" channels and 6" I beams under front portico deck, with clips and wire mesh  
panel apron?
44. Subject: North Entrance Porch (1896)  
"Porch on North Elevation/ Residence for Ansley Wilcox (sic)/ Geo. Cary Arch't/ Job 48/ Sheet  
No. 91"  
  
Cream trace (approx. 13 in x 27 in.) Plan, front and side elevations.
45. Subject: Living/Morning Room Window (1896)  
Detail of Window Between/ Living Room and Porch/ Residence for Ansley Wilcox Esq./ Geo  
Cary Arch't/ Job XLVII/ No. [93?]"  
  
Cream trace (approx. 23 x 12 in.) Jamb details.
46. Subject: Leaded Glass (1896)  
"F.S. Detail and 3 Inch/ Scale of Leaded Glass/ for Residence of/ Ansley Wilcox Esq./ George  
Cary Architect/ Job No. 48/ Sheet No. [93?], Traced by J.G.D" (initialed)  
  
Cream trace (approx. 36 in x 47 in.).

47. Subject: Southeast Bedroom Bay Window (1896)  
“¾” Scale and F.S. Detail of Leaded/ Glass for Bay window in Residence of/ Ansley Wilcox Esq/  
George Cary Architect/ Job No. 48/ Sheet No. 94/ Traced by J.G.D” (initialed). Similar title on  
verso.

Cream trace (approx. 24 in x 27 ½ in.) Second- floor Southeast chamber.

48. Subject: Dining Room Pilasters (1896)  
“Pilasters in/ Dining Room/ Ansley Wilcox/ George Cary Arch’t/ Job No. 48/ Sheet No. 96.”  
Initialed W.L. (?). Similar title on verso

Cream trace (approx. 60 in x 47 in.).

49. Subject: Dining Room Fire Place Column (1896)  
Title on verso: “F.S. Detail of Column/ at Sides of Fire Place/ Ansley Wilcox Esq./ Job No. 48/  
Sheet No. 97”

Cream trace (approx. 48 in x 31 in.).

50. Subject: Dining Room (1896)  
Title on verso: “F.S.D. of Casing/ Mr. Wilcox’s Res./ Job 48/ Sheet 98”

Cream trace (approx. 22 x 28 in.) Dining Room.

51. Subject: Dining Room Fire Place (1896)  
Title on verso: “Ansley Wilcox Esq./ F.S.D. of/ Upper Part of/ Fire Place in/ Dining Room/ Job  
No. 48/ Sheet No. 99.” Initialed W.H.L. (?)

Cream trace (approx. 47 in x 64 in.) Notations for “Chas. Emmel #2704” acanthus border and “Chas. Emmel #523”  
broad acanthus border and “Chas Emmel” for rosette.

52. Subject: Dining Room Fire Place (1896)  
Title on verso: “F.S.D of Dining/ Room Mantel for/ Ansley Wilcox Esq./ Job 48/ Sheet 100.”  
Initialed W.H.L. (?)

Cream trace (approx. 46 in x 48 in.) Notations for “Chas. Emmel #2704” acanthus border and “Chas. Emmel #523”  
broad acanthus border and “Chas Emmel” for rosette.

53. Subject: Dining Room Window (1896)  
“Further F.S. Details/ Showing Section on/ South Side of Dining/ Room of Mrs. Ansley Wilcox/  
George Cary Architect Buffalo/ Job No. 48/ Sheet No. 102”

Cream trace (approx. 46 in x 60 in.) Notations for “Chas. Emmel dentils.”

54. Subject: Dining Room Window (1896)  
“F.S.D. of French Window/ in Dining Room for Mrs./ Ansley Wilcox/ George Cary Architect  
Buffalo/ Job No. 48/ Sheet No. 103”

Cream trace (approx. 23 ½ in x 42 in.).

55. Subject: Dining Room Doors (1896)  
“F.S. Detail of Dining Room/ Doors for Mr. Ansley Wilcox/ George Cary Arch’t / Job No. 48/ Sheet No. 104.” Initialed DRC

Cream trace (approx. 25 in x 42 in.) TRISF has 1 mylar copy, 1 diazo print.

56. Subject: West Entry Door Sandblast Glass Design (1896)  
“Window for Front Door/ Ansley Wilcox/ Job No. 48/ Sheet 111”

Cream trace (approx. 19 ½ in x 37 in.) Pencil and brown crayon. Greek key design for flocked glass door lights.

57. Subject: Proposed Vestibule at West Entrance (1896?)  
“Elevation of Vestibule for/ Ansley Wilcox Esq. (Job No, 48).” Proposed section through west portico with proposed projecting vestibule

Cream Trace sketch (approx 10 x 12 ½"). TRISF has 8 ½ x 11 fax copy.

## DRAWINGS FOR 641 DELAWARE AVENUE, OTHER THAN JOB NO. 48

58. Subject: Second- Floor Southwest Bedroom Oriel Window (1892)  
Pencil title on verso: “F.S.D. of Bay/ Window/ Residence of/ Mrs. Wilcox/ 7- 19- 92.” Traced by (E.A.V.). Pencil title on front: “FSD of Bay Window on Residence/ Mrs. A. Wilcox/ Delaware Ave./ Buffalo, NY/ George Cary Architect”

Cream trace sketch cross section through second- floor oriel window. (approx 4' x 7') TRISF has 1 mylar copy, 1 diazo print.

59. Subject: Second- Floor Southwest Bedroom Oriel Window (1892)  
“Detail of Bay Window on House for Mr. Wilcox/ Scale one inch to the foot/George Cary Architect/ 184 Delaware Ave., Buffalo/ N.Y.”

Ink on Linen (18 ½ x 20 ¼"). Second- floor oriel window. Plan, Elevation and Section. TRISF has 1 diazo print.

60. Subject: West Façade Existing Conditions (1904)  
Title on verso: “Geo. Cary/ Sketches/ June 5/04/ for Ansley Wilcox.” Title on front: “Veranda of Ansley Wilcox Esq./ George Cary Arch’t/ Scale 4 Ft = 1””

Cream trace sketch (12 ½ x 17 ¾") Delaware Ave Façade, with notations stating “Present Elevation.” TRISF has diazo copy of sketch.

61. Subject: Delaware Ave. Iron Fence (1906)  
“Fence for Ansley Wilcox Esq./ George Cary, Arch’t/ Scale 8 ft. = 1 inch/ job 154, sheet 1, August 21, 1906”

Ink on Linen (8" x 24") Plan and elevation of entire length of fence along Delaware Ave.



62. Subject: Delaware Ave. Iron Fence (1907)  
"Gates for/ Ansley Wilcox, Esq. George Cary, Arch't/ Scale  $\frac{3}{4}$ " = 1 foot/ Job 154, sheet 4/ Date Nov. 4th 1907"

Ink on Linen (10" x 17  $\frac{1}{2}$  ") Elevation of scrollwork for double gate and single gate.

63. Subject: Gothic Cabinet (1912)  
"Full Size Detail/ of/ Gothic Cabinet/ for/ Mrs. Ansley Wilcox/ George Cary, Arch't/ August 2nd 1912"

Cream trace (approx. 24 in x 39 in.) Free standing cabinet? Notations: Door pull on cabinet same as model in the architect's office. Finish on cabinet undisturbed: new work to match old.

64. Subject: Gothic Cabinet (1912)  
"Sketch for/ Cabinet for/ Mrs. Wilcox/ George Cary Arch't/ Scale 1  $\frac{1}{2}$  In = 1 Foot/ May 1912."

Diazo/ blue print (13  $\frac{1}{2}$  x 10  $\frac{1}{2}$  "). Related to above.

65. Subject: Site Survey (1912)  
"Franklin/ S. North St./ Ansley Wilcox/ Oct 1912/ 1" = 30.'" Pencil title on verso: "Wilcox & Levi Lots, etc."

Blueline diazo (20 x 16). Site survey.

## DRAWINGS FOR WILCOX PROPERTIES OTHER THAN 641 DELAWARE AVENUE

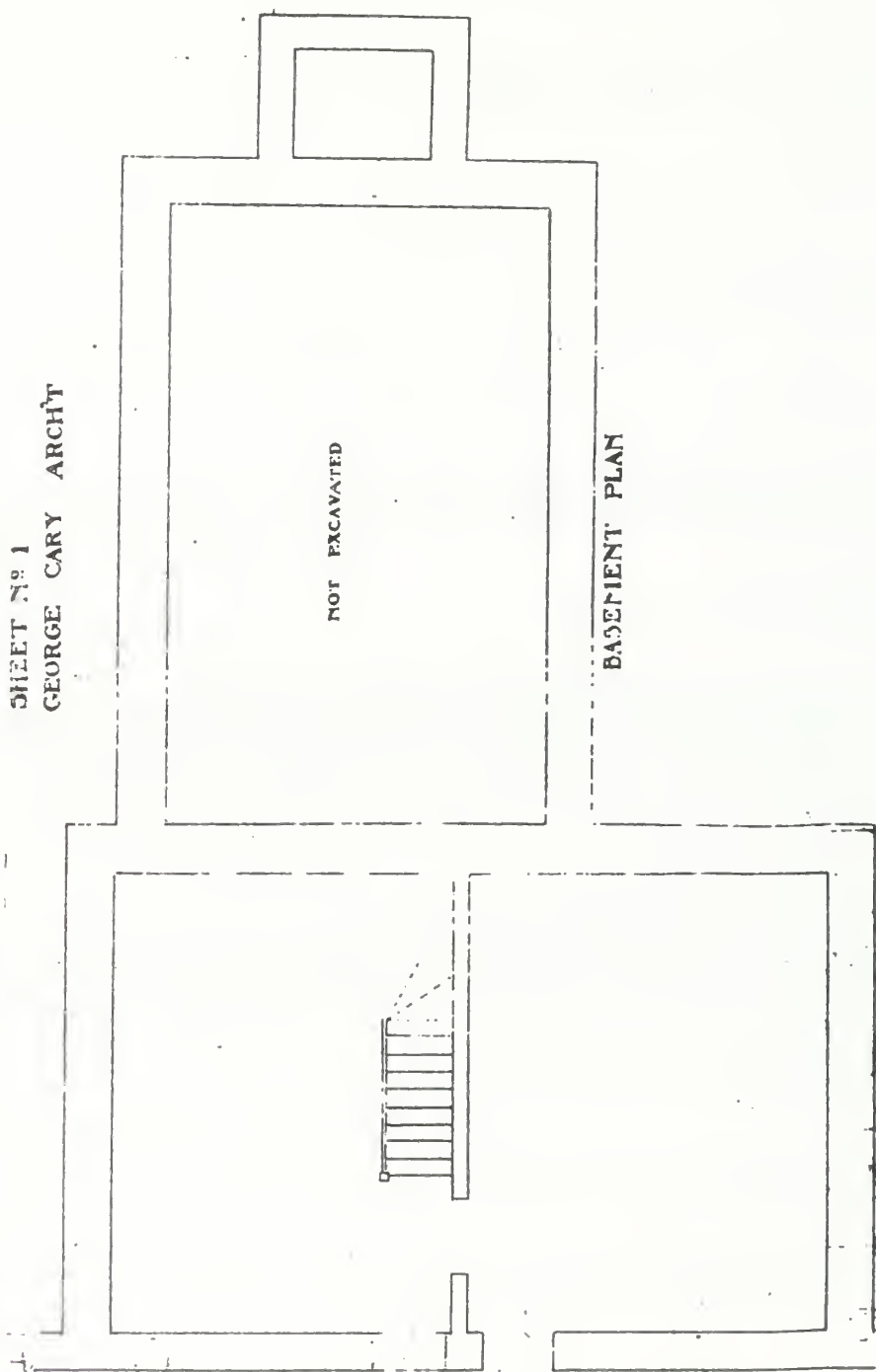
66. Subject: Lakeview Property (1913)  
Blue pencil title on verso: "F.S.D. of Coping & Caps for Posts – Wall for Mrs. A. Wilcox, Delaware Ave., Buffalo. George Cary, Arch't/ Buffalo/ Job 216/ Sheet 2F/ Sept. 1913." Pencil Title on front: "F.S.D. of Coping and Caps for Posts for Brick Screen for Mrs. Ansley Wilcox, George Cary – Arch't, Job 216, Dwg No. 2, Sept 1913"

Cream trace sketch (39 n1/2 x 23  $\frac{1}{2}$ ) Lakeview property. Brick wall with stone cap and ball finial.

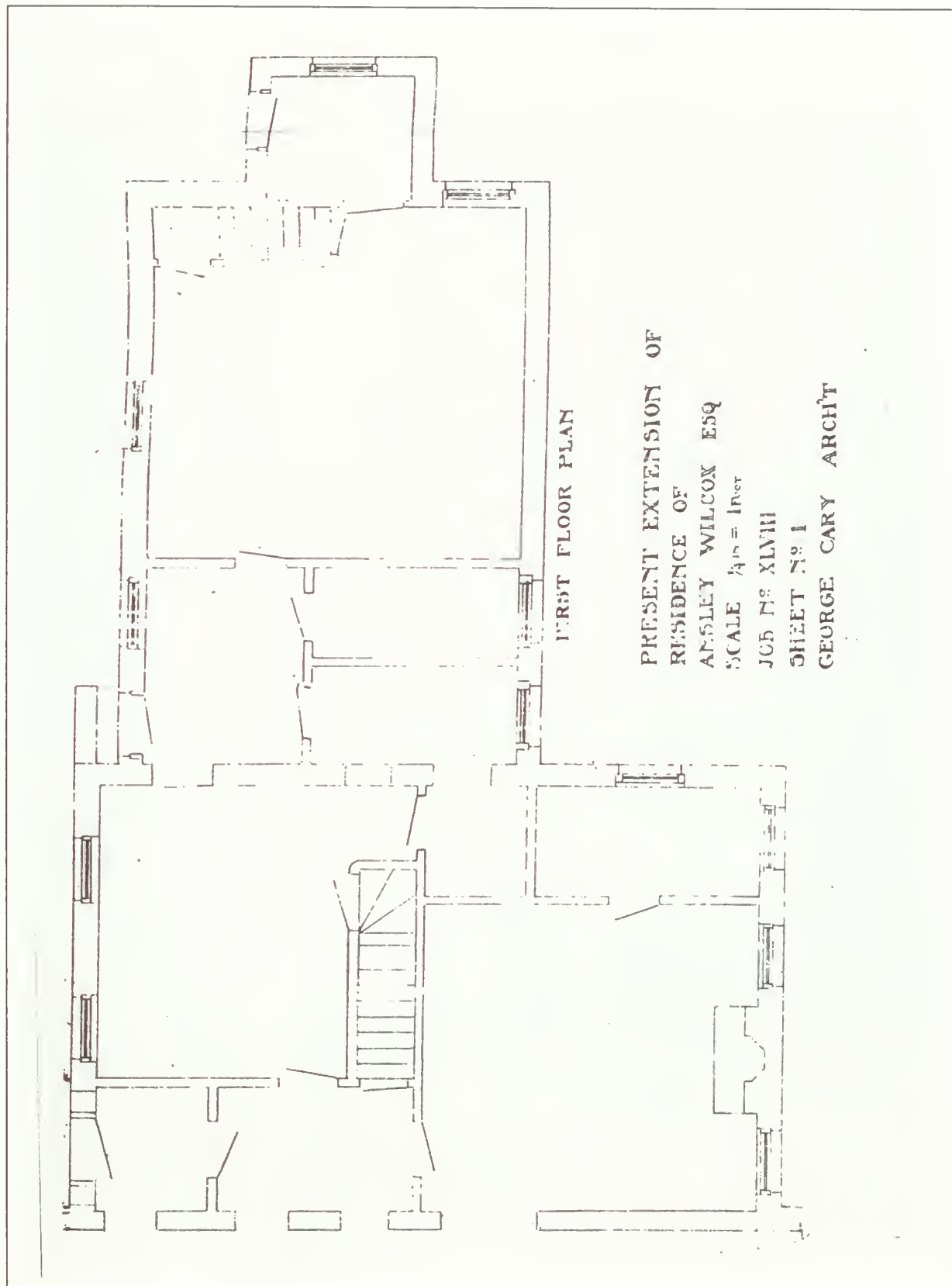
67. Subject: "Wolsey Room" (no date)

Notation: "This Paneling and mantel was taken from the room in which Cardinal Wolsey was born in A.D. 1471. Plan of Room (and interior elevations)." Adhered label at lower right reads "15 East 5<sup>th</sup> Street New York."

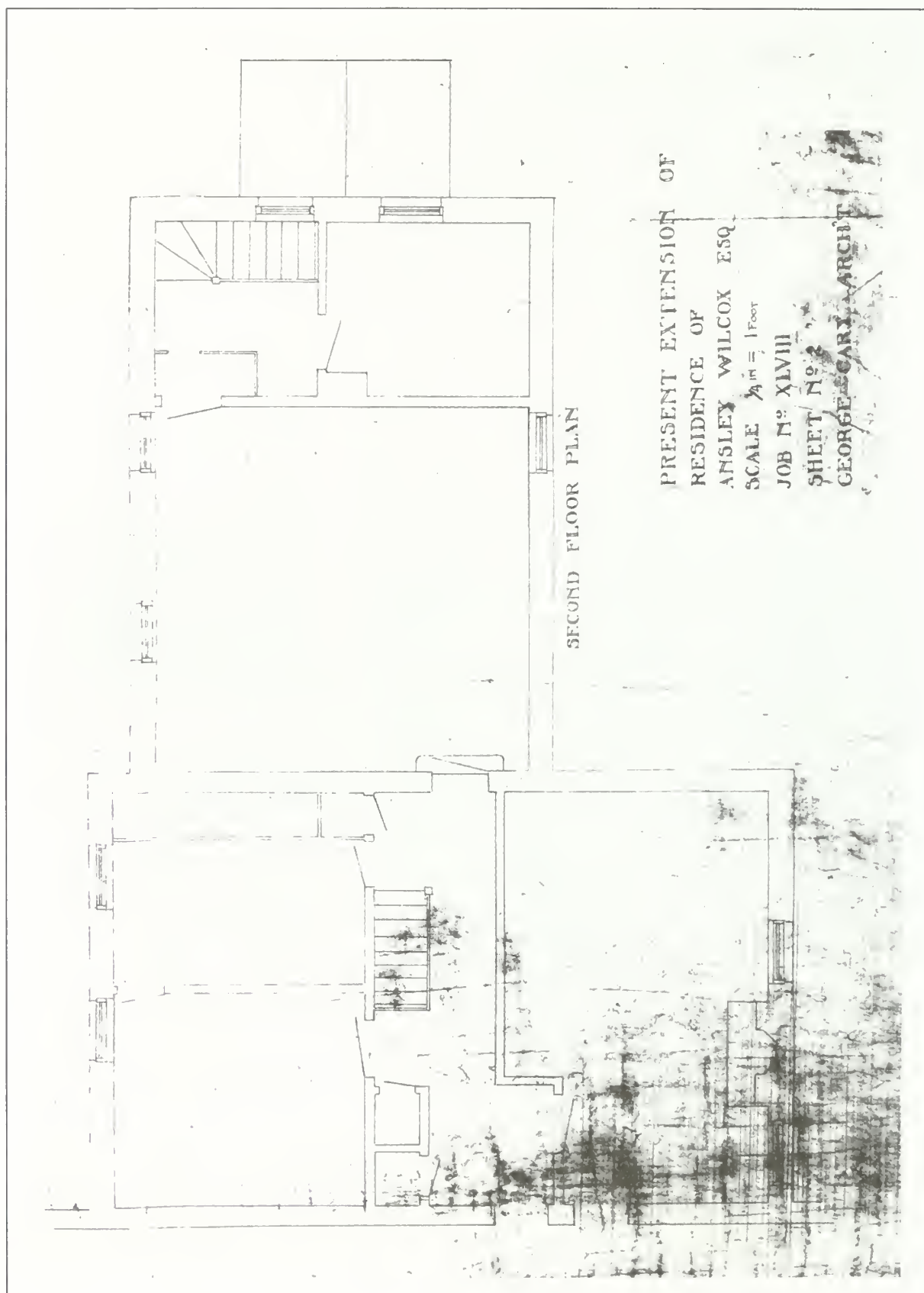
PRESENT EXTENSION OF  
RESIDENCE OF  
ANSLEY WILCOX ESQ  
SCALE  $\frac{1}{4}$ " = 1' H.T.  
JOB NO XLVIII  
SHEET NO 1  
GEORGE CARY ARCHT



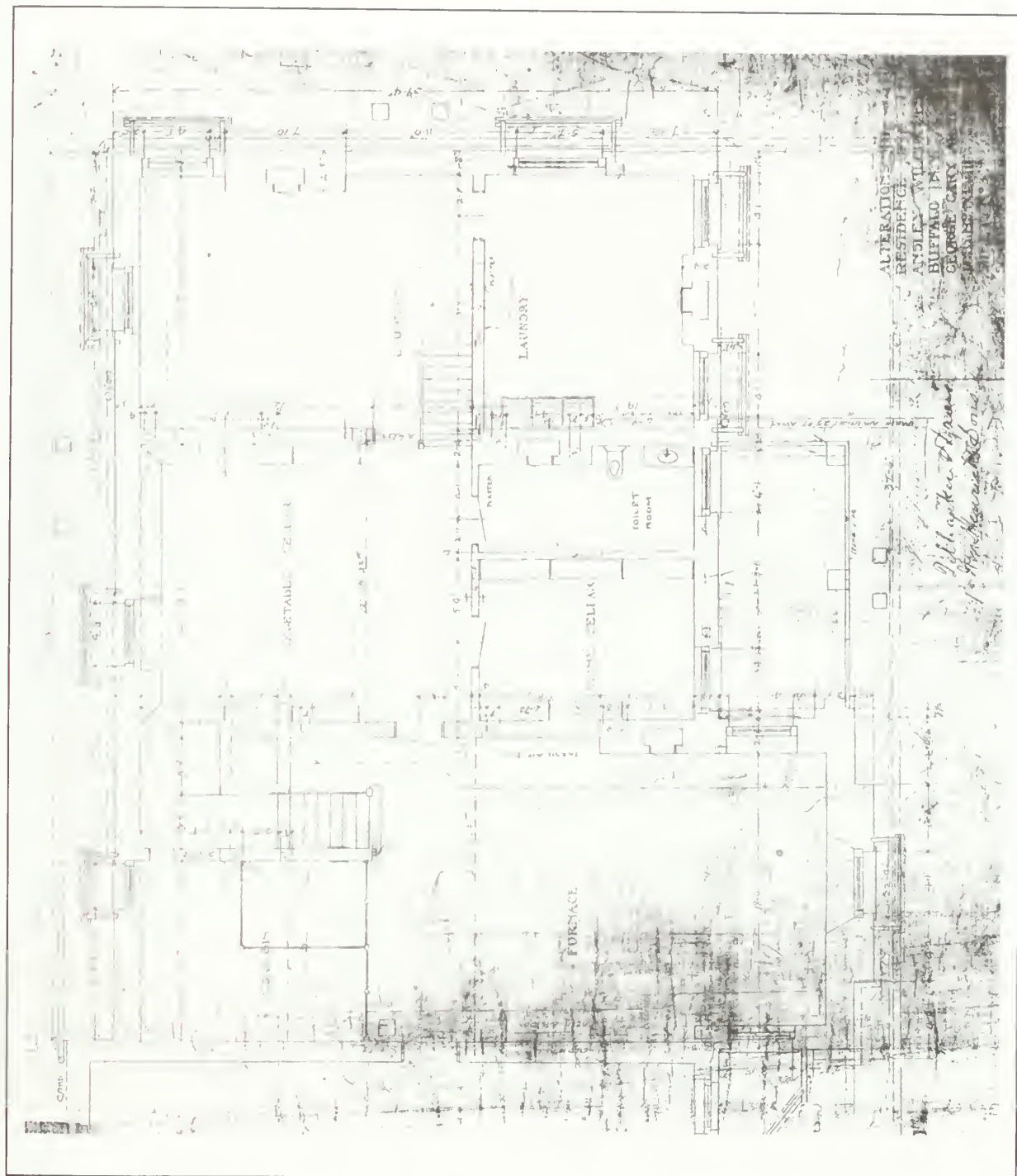
"Present Extension of Residence of Ansley Wilcox Esq.. Scale  $\frac{1}{4}$  In = 1 Foot Job No. XLVIII (48), Sheet No. 1. George Cary (Partial)." Showing basement floor plan of 1865 east addition as drawn in 1896.



"Present Extension of Residence of Ansley Wilcox Esq., Scale  $\frac{1}{4}$  In = 1 Foot Job No. XLVIII (48), Sheet No. 1. George Cary (Partial)." Showing first-floor plan of 1865 east addition as drawn in 1896.

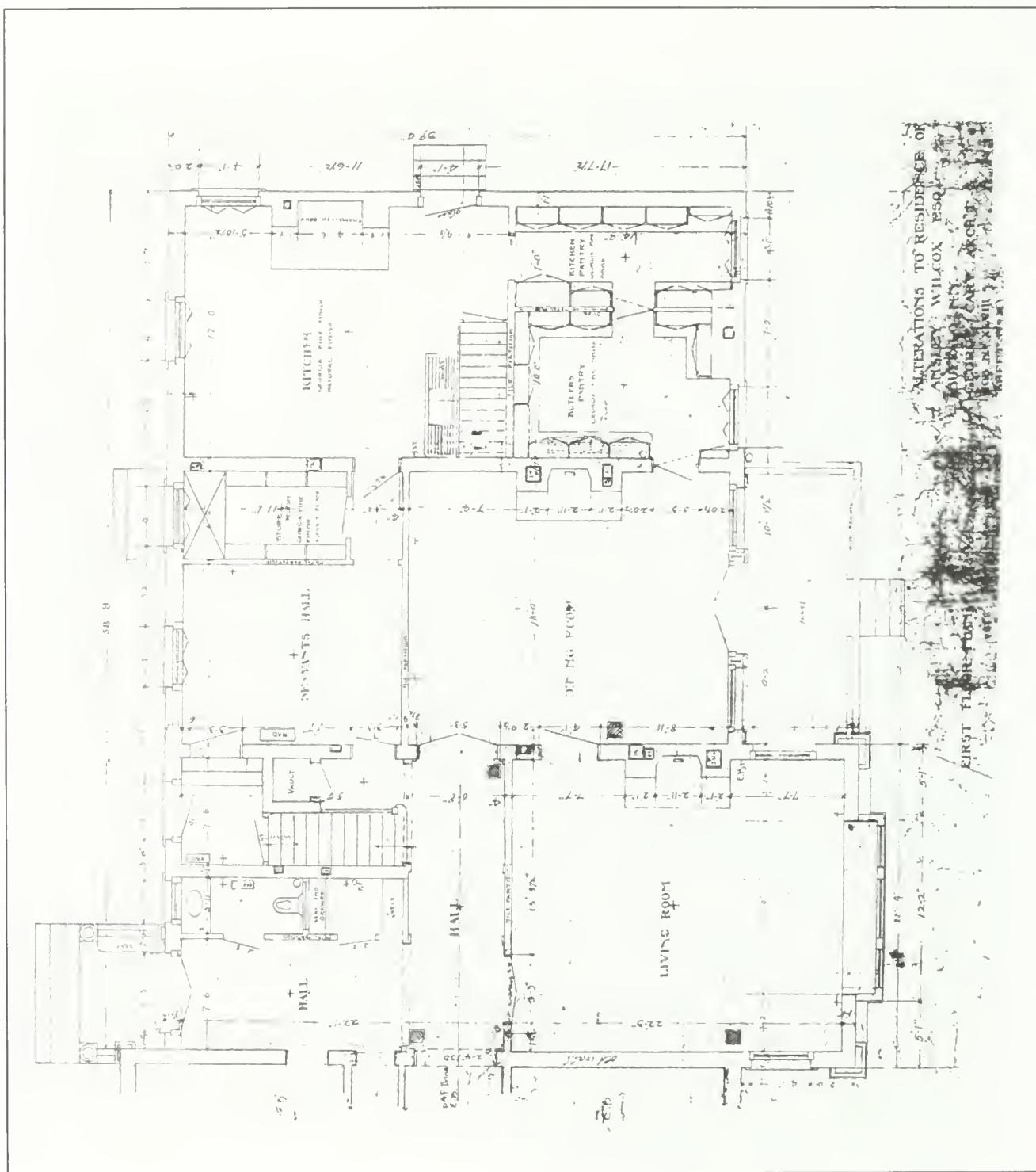


“Present Extension of Residence of Ansley Wilcox Esq.. Scale  $\frac{1}{4}$  in = 1 Foot Job No. XLVIII (48), Sheet No. 1. George Cary (Partial).” Showing second-floor plan of 1865 east addition as drawn in 1896.



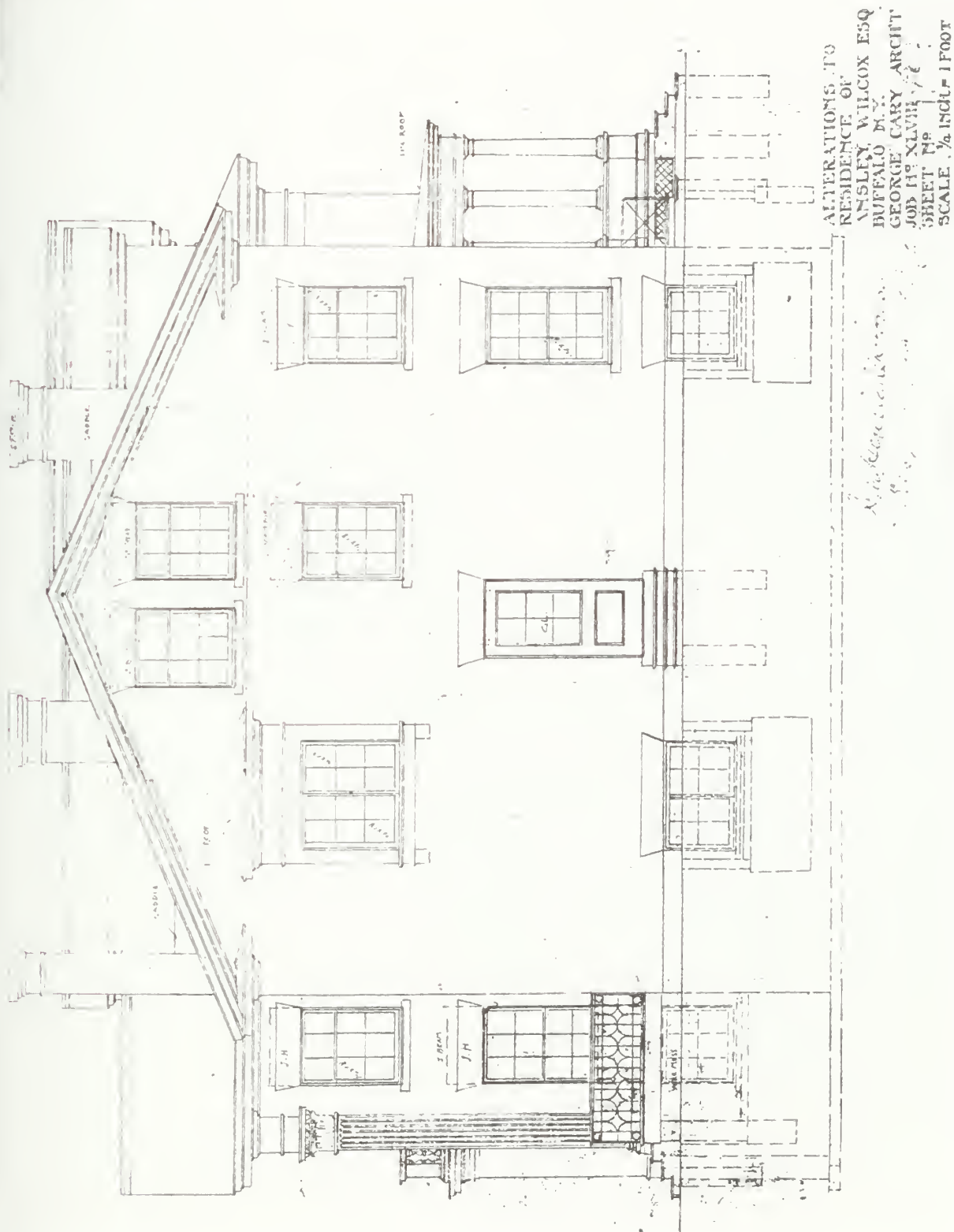
"Alterations to Residence of Ansley Wilcox Esq. Buffalo, N.Y., George Cary Arch't., Job No. XLVIII (48) Sheet No. 3, Scale  $\frac{1}{4}$  In = 1 Foot." Basement Plan (1896).



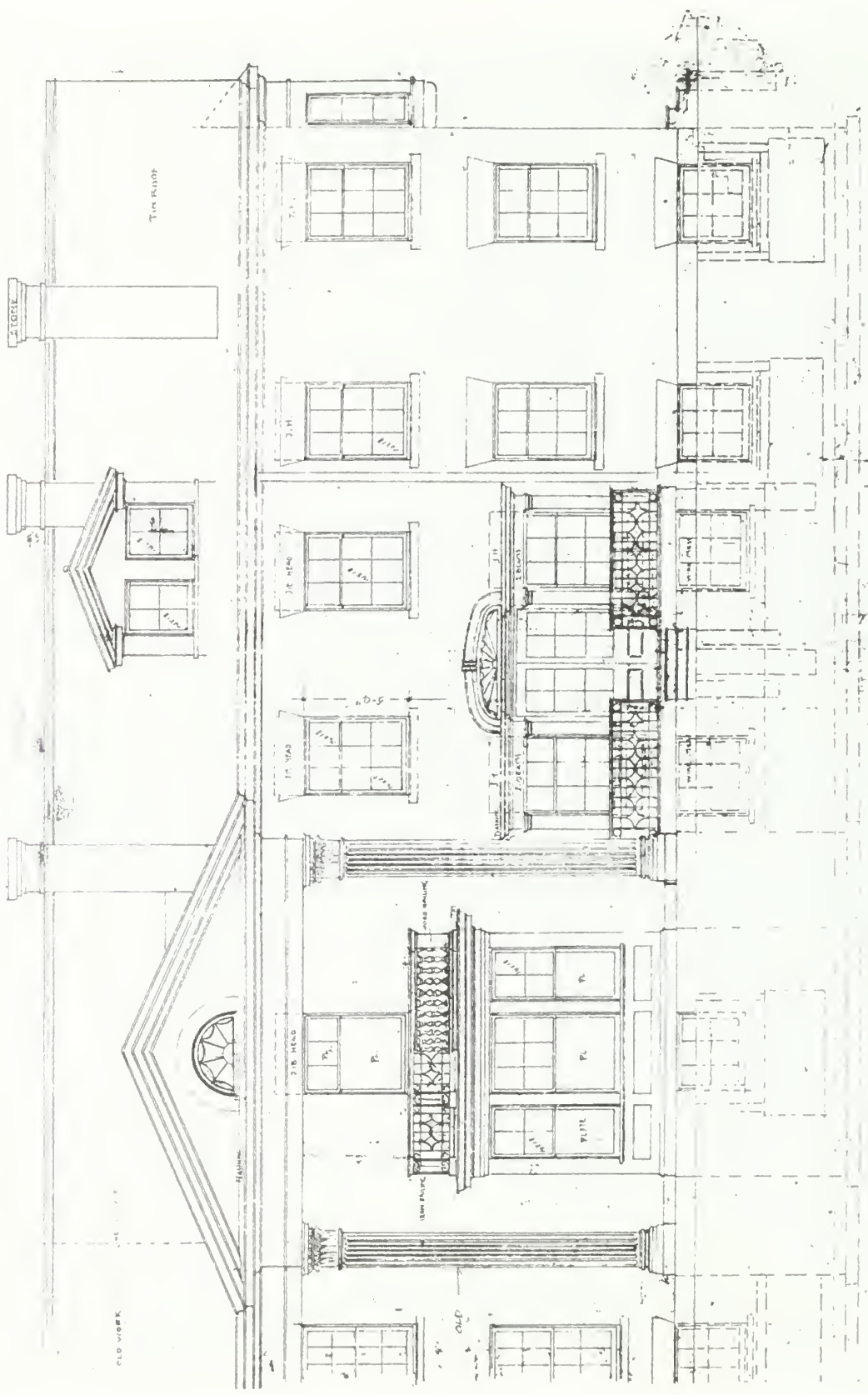






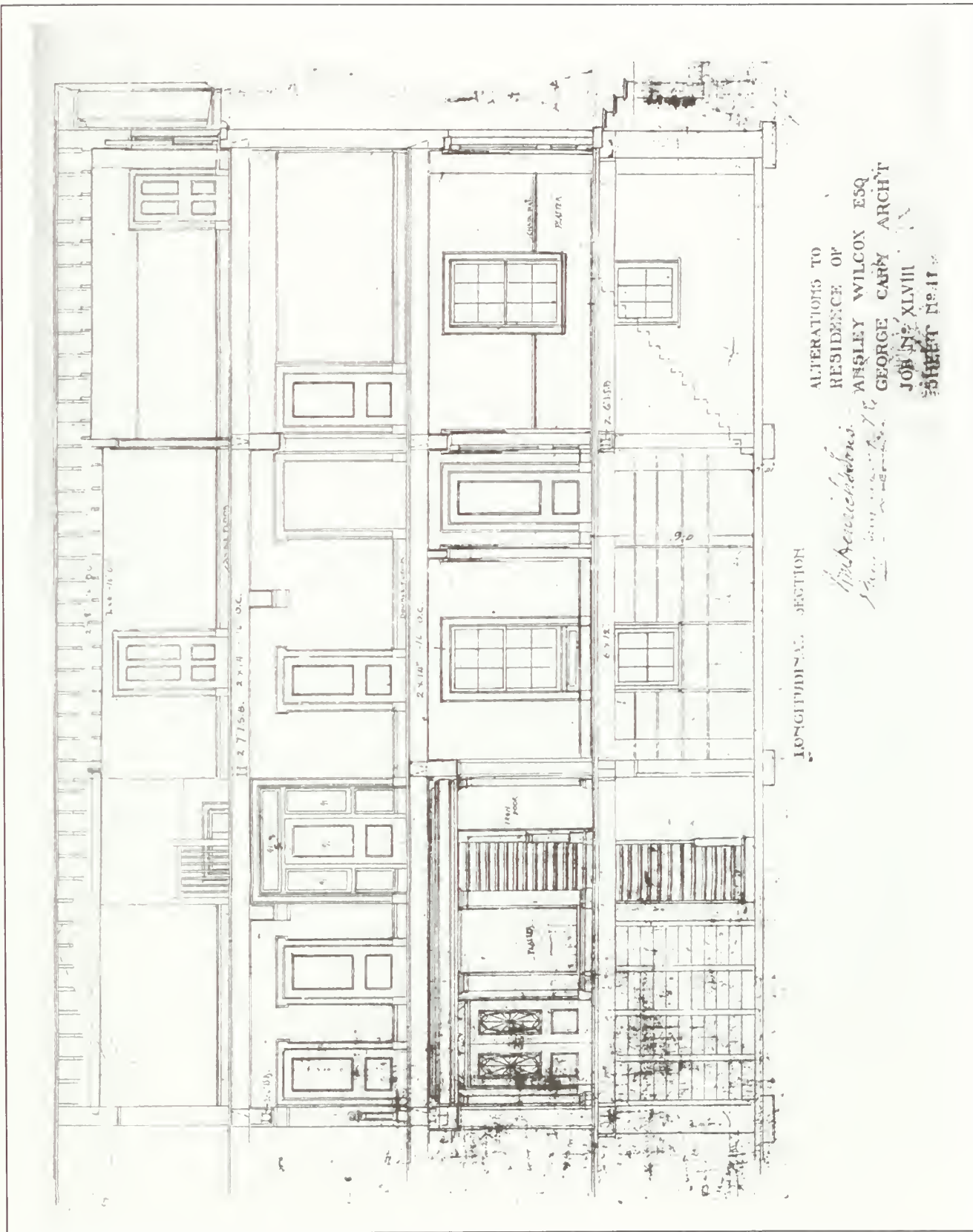






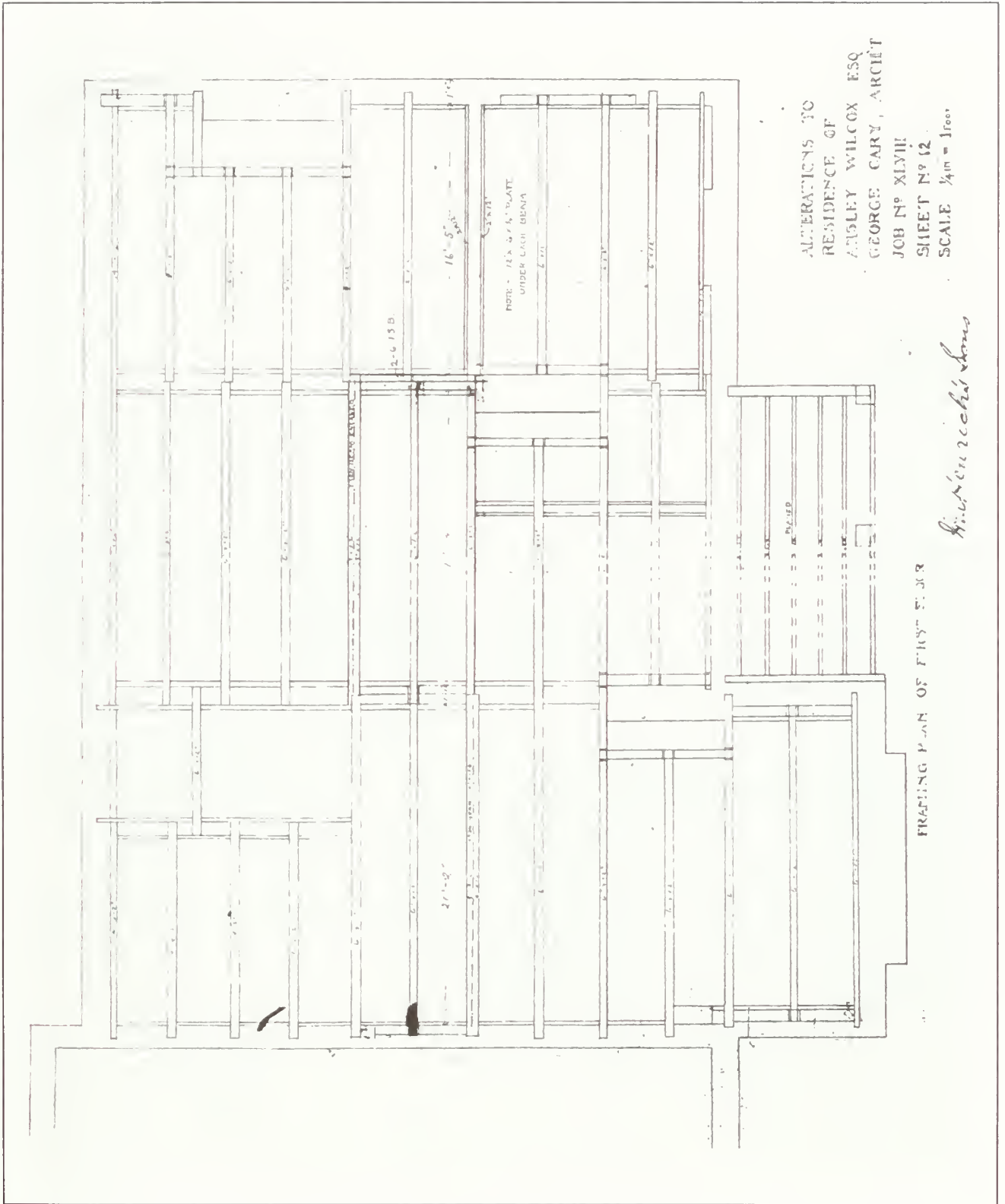
*Ansley Wilcox Esq.*





"Alterations to Residence of Ansley Wilcox Esq. Buffalo, N.Y., George Cary Arch't., Job No. XLVIII (48) Sheet No. 3, Scale  $\frac{1}{4}$  In = 1 Foot." Longitudinal Section (1896).



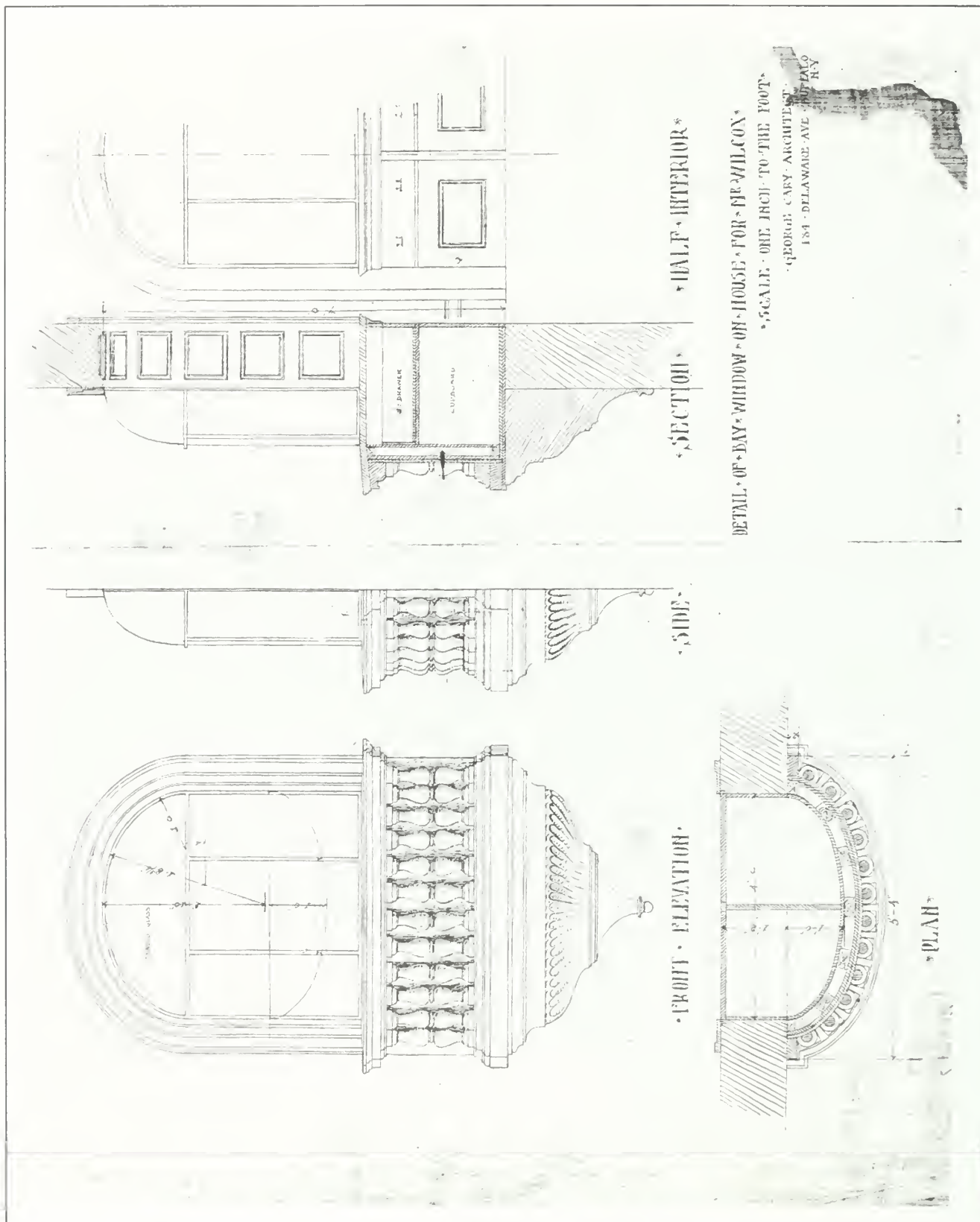


ALTERATIONS TO  
RESIDENCE OF  
ANSLEY WILCOX ESQ  
GEORGE CARY, ARCHT  
JOB NO XLVIII  
SHEET NO 12  
SCALE  $\frac{1}{4}'' = 1'$

FRAMING PLAN OF FIRST FLOOR

*Ansley Wilcox Esq*

“Alterations to Residence of Ansley Wilcox Esq. Buffalo, N.Y., George Cary Arch’t., Job No. XLVIII (48)  
Sheet No. 3, Scale  $\frac{1}{4}$  In = 1 Foot.” First- Floor Framing Plan (1896).



"Detail of Bay Window on House for Mr. Wilcox, Scale one inch to the foot, George Cary Architect, 184 Delaware Ave., Buffalo, N.Y." Second-Floor Southwest Bedroom Oriel Window (1892).



## APPENDIX C.

Architectural Drawings by Robert H. Hill  
641 Delaware Avenue  
For D.P. Rumsey Estate, 1938

*Theodore Roosevelt Inaugural Site Foundation  
Research Committee Files,  
Buffalo, New York*

Source of original drawings unidentified



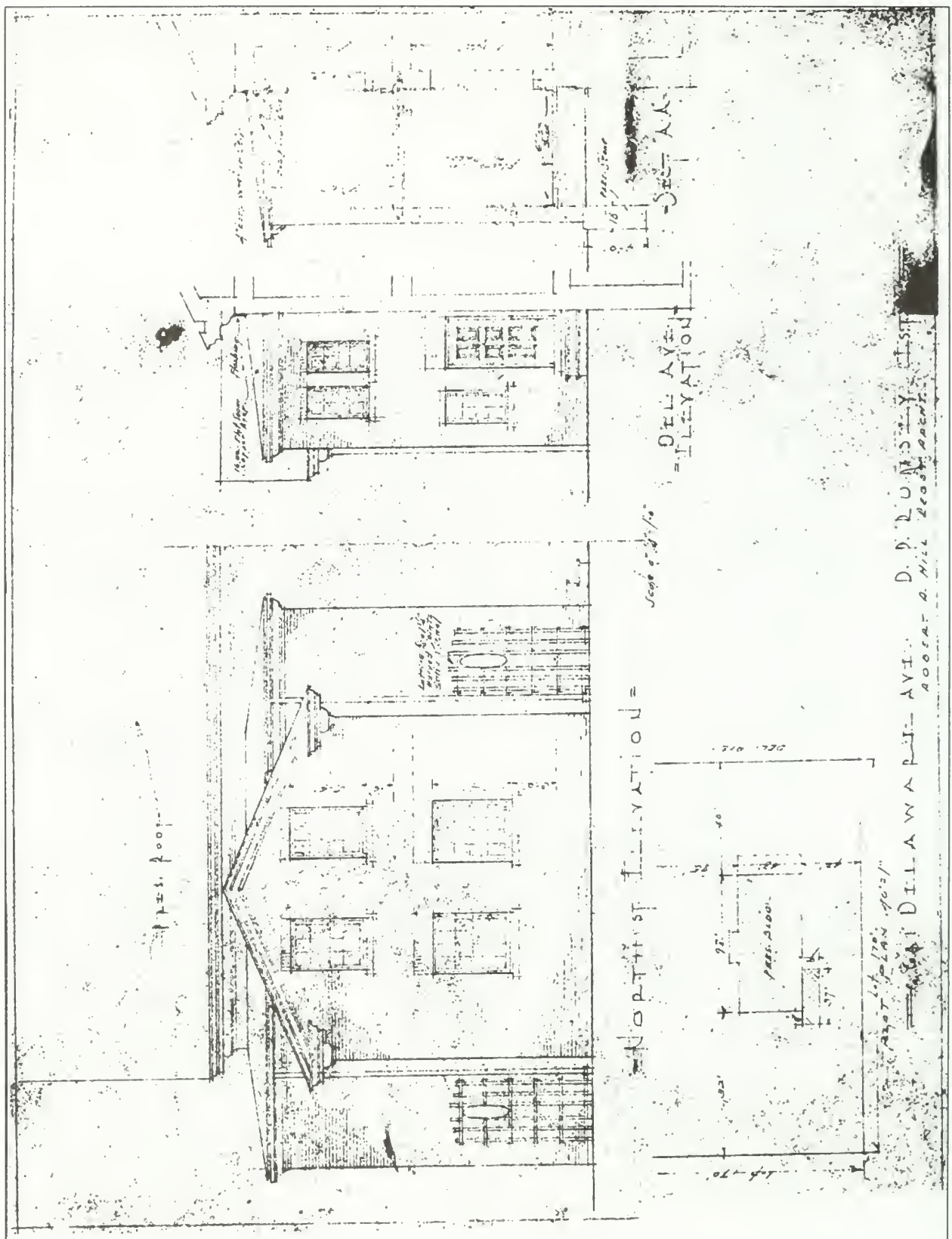












Elevations and Cross Section. 641 Delaware Ave. D. P. Rumsey Est. Robert A. Hill, Reg't. Arch't.







## APPENDIX D.

Architectural Drawings by  
Shelgrin, Patterson and Marzec

For the Theodore Roosevelt Inaugural Site Foundation  
and the Historic American Buildings Survey,  
Circa 1969- 1972

*From the Theodore Roosevelt Inaugural Site Foundation  
Research Committee Files  
Buffalo, New York*



1. Existing Conditions: Plot and Roof Plans, 3/15/1969.  
(Figure taken from Shelgrin, HSR, 1969).
2. Existing conditions: Basement and First Floor Plans, 3/15/1969.  
(Figure taken from Shelgrin, HSR, 1969).
3. Existing Conditions: Second and Third Floor Plans, 3/15/1969.  
(Figure taken from Shelgrin, HSR, 1969).
4. Existing conditions: South and West Elevations, 3/15/1969.  
(Figure taken from Shelgrin, HSR, 1969).
5. Existing Conditions: North and East Elevations, 3/15/1969.  
(Figure taken from Shelgrin, HSR, 1969).
6. Proposed Restoration – Rehabilitation Floor Plans: First and Second Floor Plans, 3/15/1969.  
(Figure taken from Shelgrin, HSR, 1969).
7. Proposed Landscaping Plan, 3/15/1969.  
(Figure taken from Shelgrin, HSR, 1969).
24. Sheet #1, Basement and Roof Plans, 9/9/1970.
25. Sheet #2, First Floor Plan, 9/9/1970.
26. Sheet #3, Second Floor Plan, 9/9/1970.
27. Sheet #4, Elevations, 9/9/1970.
28. Sheet #5, Sections, 9/9/1970.
29. Sheet #6, Visitors Entry, Visitor Orientation Details, 9/9/1970.
30. Sheet #7, Stair Hall, Exhibit Room Details, 9/9/1970.
31. Sheet #8, Library Plan and Elevations, 9/9/1970.
32. Sheet #9, Library Details, 9/9/1970.
33. Sheet #10, Details of Overlook Railing, 11/ 28/ 1970.
13. Sheet #11, Full Size Details - Steps at Portico, 11/24/70.
15. Sheet #12, Library Fireplace – Masonry Details, 12/1/1970.
16. Sheet #13, Library Fireplace and Mantel 3" Elevations and Sections, 12/22/70.
17. Sheet #14, Full Size Details - Library Mantel, 1/4/71.

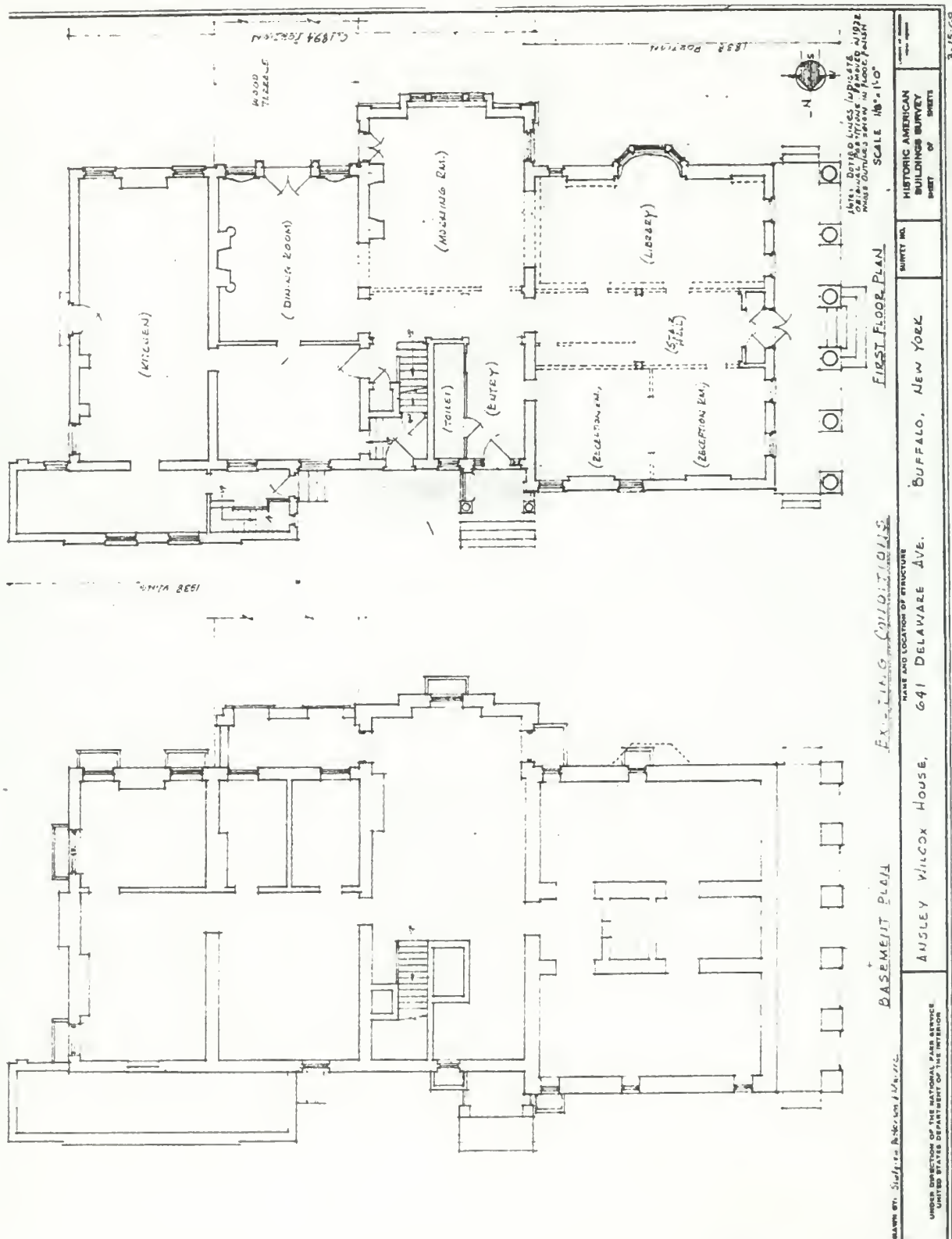


18. Sheet #15, Turned Spiral & Reed posts, etc. (Library Mantel), 1/12/71.
19. Sheet #16, Detail Center Bookcase East Wall – Top Rail (Library), 2/2/71.
20. Sheet #17, Detail Curved Spindle Top – Library Mantel, 2/2/71.
21. Sheet #18, Half Plan- Library ceiling medallions, 2/17/71.
22. Sheet #19 (missing).
22. Sheet #20, Information Center, Visitors Entry, Counter, Proj. Cup'd etc., 3/3/1971.
8. Parking Lot & Driveway. Dwg 1 Rev. May 19, 1971.
9. Parking Lot & Driveway, Dwg 2 Rev. 5/ 10/ 71.
10. Plot Plan – Existing conditions and Removals Drawing L- 1 July 21, 1971.
11. Planting Plan, Dwg L02, July 21, 1971.
12. Detail of Overlook Railing, 11/28/70.
23. Existing Conditions – Floor and Plot Plans, 9/9/70.

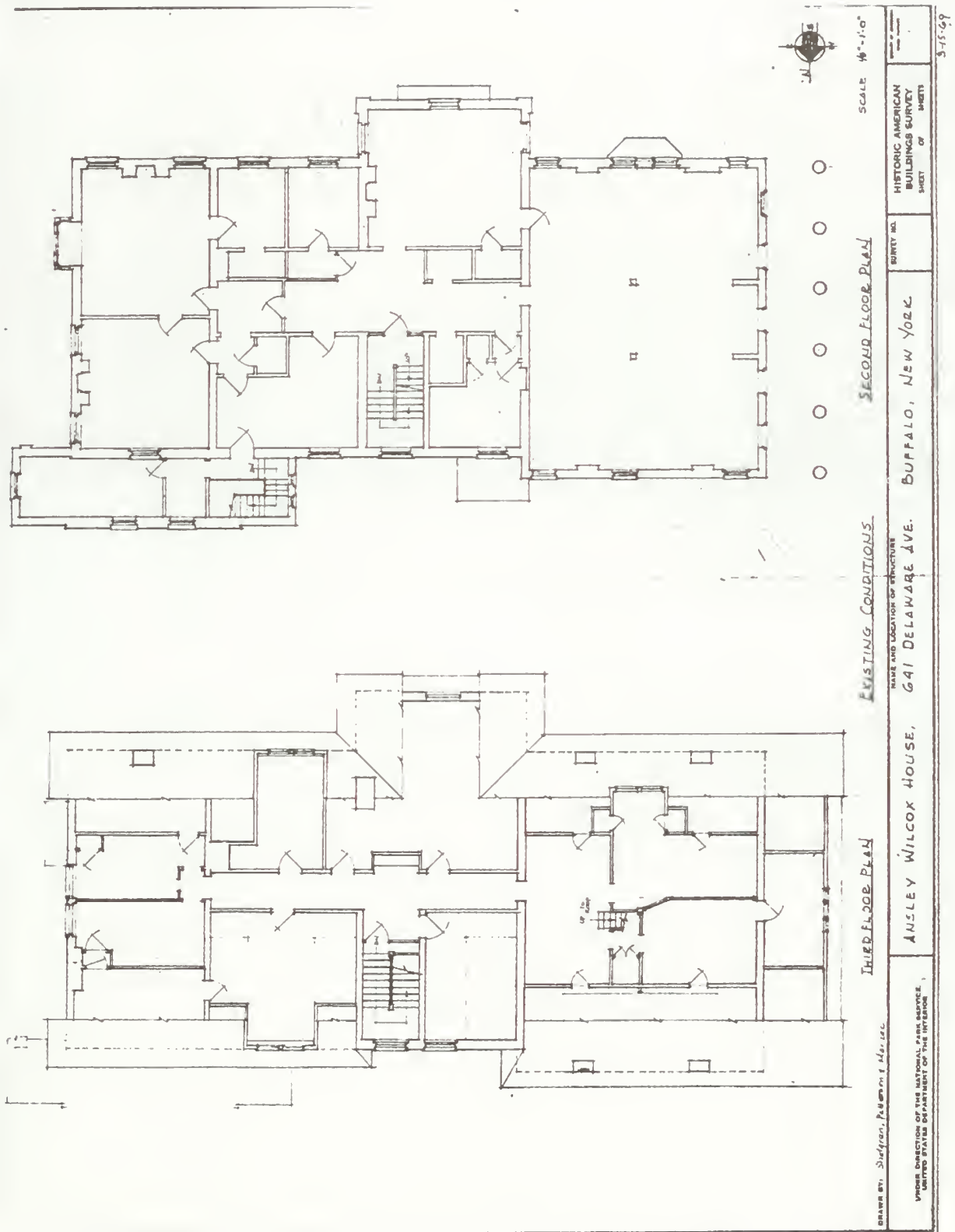
### Plumbing Plans

34. Heating First Floor and Basement Plans.
35. Heating Second Floor Plan and Schedules.
36. (Electric) Basement and First Floor Plans.

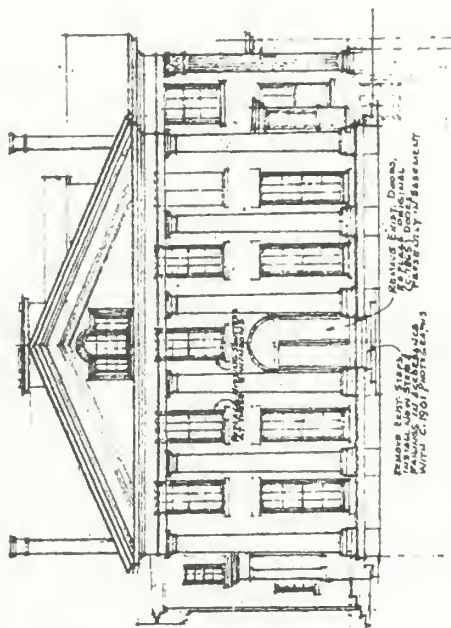




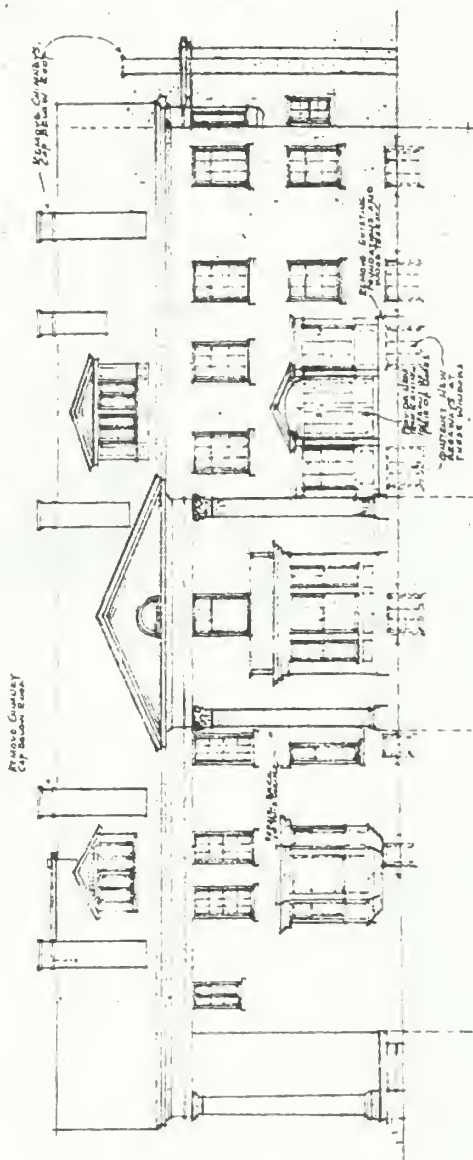
Existing Conditions: Basement and First Floor Plans. Shelgrin, Patterson & Marzec, March 15, 1969.



Existing Conditions: Second and Third Floor Plans. Shelgrin, Patterson & Marzec, March 15, 1969.



WEST ELEVATION



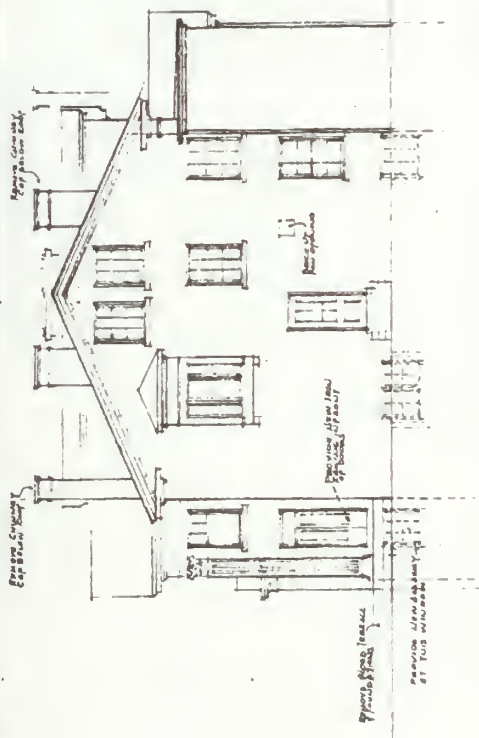
SOUTH ELEVATION

EXISTING CONDITIONS - ELEVATIONS

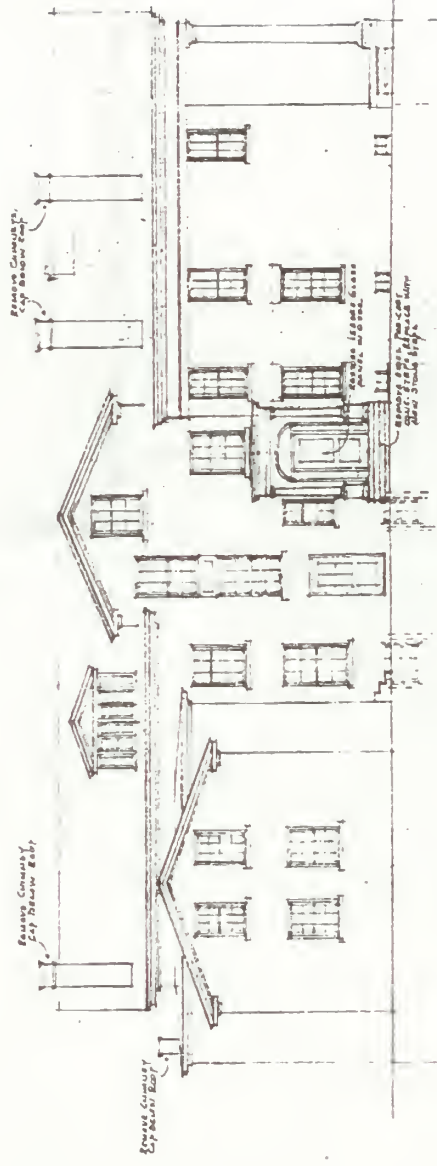
<p>NAME AND LOCATION OF STRUCTURE</p>	<p>SURVEY NO.</p>	<p>HISTORIC AMERICAN BUILDINGS SURVEY SHEET OF SHEETS</p>
<p>AUSLEY WILCOX HOUSE, 641 DELAWARE AVE., BUFFALO, NEW YORK</p>	<p>100</p>	<p>100</p>
<p>UNDER DIRECTION OF THE NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR</p>	<p>3-15-69</p>	<p>3-15-69</p>

Existing Conditions: West and South Elevations. Shelgrin, Patterson & Marzec, March 15, 1969.





EAST ELEVATION

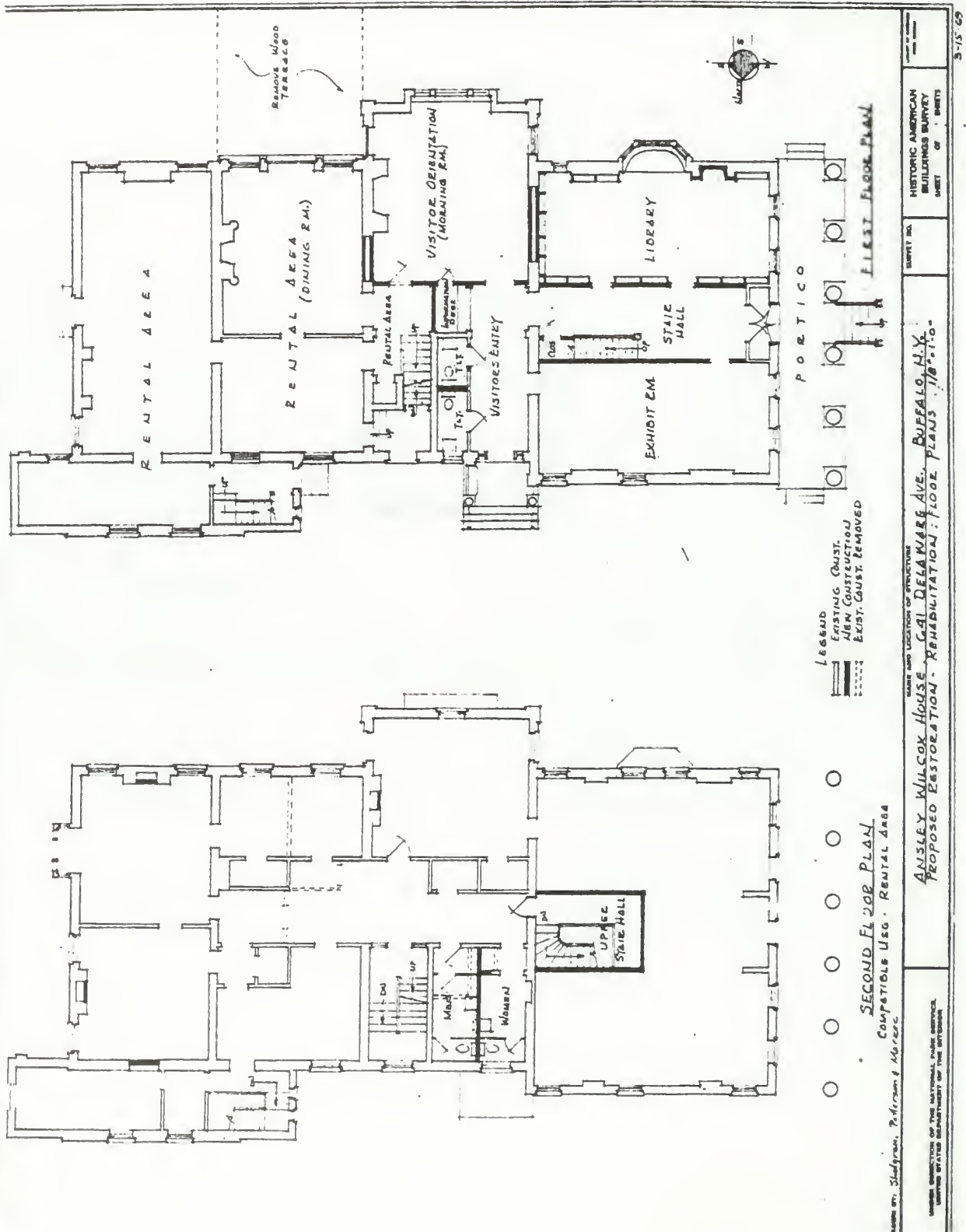


NORTH ELEVATION

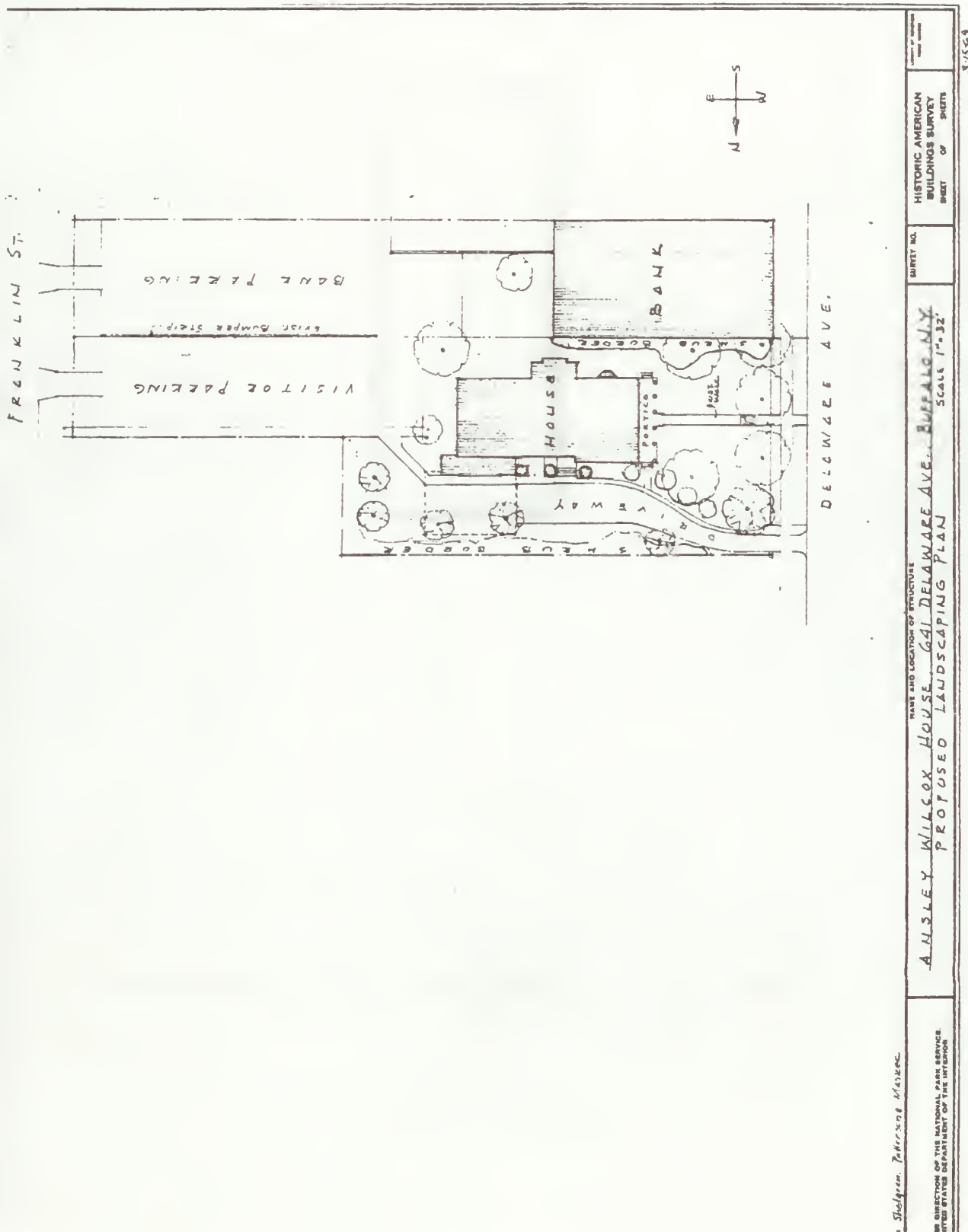
EXISTING CONDITIONS - ELEVATIONS SCALE 1/8" = 1'-0"

DRAWN BY: <i>Shelgrin, Patterson &amp; Marzec</i>		NAME AND LOCATION OF STRUCTURE		HISTORIC AMERICAN BUILDINGS SURVEY	
UPON THE BASIS OF THE NATIONAL PARK SERVICE		ANSLEY WILCOX HOUSE, 34 DELAWARE AVE., BUFFALO, N.Y.		SHEET OF SHEETS	
UNIVERSITY OF MICHIGAN LIBRARY				3-15-69	

Existing Conditions: North and East Elevations. Shelgrin, Patterson & Marzec, March 15, 1969.



Proposed Restoration: First and Second Floor Plans. Shelgrin, Patterson & Marzec, March 15, 1969.



Proposed Landscaping Plan. Shelgrin, Patterson & Marzec, March 15, 1969.









Historic Architecture Program  
Northeast Region  
Boott Cotton Mills Museum, 4<sup>th</sup> Floor  
115 John Street  
Lowell, MA 01852